



Flat 28, Homepoint House Mersham Gardens, Southampton, SO18 6TX

Offers in Excess of £60,000

WHITE & GUARD

Flat 28

Homepoint House Mersham Gardens,
Southampton

INTRODUCTION

This first floor retirement apartment for the over 60's, is offered with no forward chain. The property is situated in the popular location of Bitterne and accommodation briefly comprises an entrance hall, a double bedroom, a fitted shower room, an open plan lounge/diner and a fitted kitchen. Additional benefits include a communal lounge, a laundry room, a visitor suite and communal gardens.

LOCATION

Bitterne has a thriving centre that offers a broad range of shops and general amenities and benefits from a railway station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

AGENTS NOTE

The property is leasehold with a 99 year lease from 01/09/1982, and we are advised by the vendor that there are approx. 58 years remaining on the lease. (£167.12 Ground Rent bi-annually in advance, so £334.24 per annum/ £1,425.94 Service Charge bi-annually in advance, so £2,851.88 per annum with review date for both 01/09/2024). Disclaimer – information has been given by the – please seek verification via your solicitor prior to purchase.

- Leasehold - 58 years
- Southampton City Council - Band A
- EPC - Grade C





INSIDE

A security entrance system opens into the communal hallway with access to the lift and stairs to all floors. Entering the property into the entrance hall, the hallway is laid to carpeted flooring and has access to all principal rooms.

The bedroom has a Velux window to the rear aspect, is laid to carpeted flooring, has a modern electric heater to one wall and a built-in wardrobe.

The lounge has a double glazed window to the rear aspect, is laid to carpeted flooring, has a built-in storage cupboard, a modern electric heater to one wall and access opening directly through to the kitchen area.

The kitchen itself has a Velux window to the rear aspect, is laid to laminate flooring, has a mixture of wall and base units with roll top worktops with a stainless steel sink. There is an integrated oven and hob with extractor over, along with space for an under counter fridge.

The shower room has a double glazed window to the side aspect, is laid to wood effect laminate flooring, has a heated towel rail, a shower, a wash hand basin with storage under and a WC.

OUTSIDE

The property also benefits from a communal lounge for residents, a guest suite for visitors, a communal laundry room and 24 hour emergency APPELLO call system. There is a development manager on site who can be contacted from various points within each property, in the case of an emergency.

SERVICES

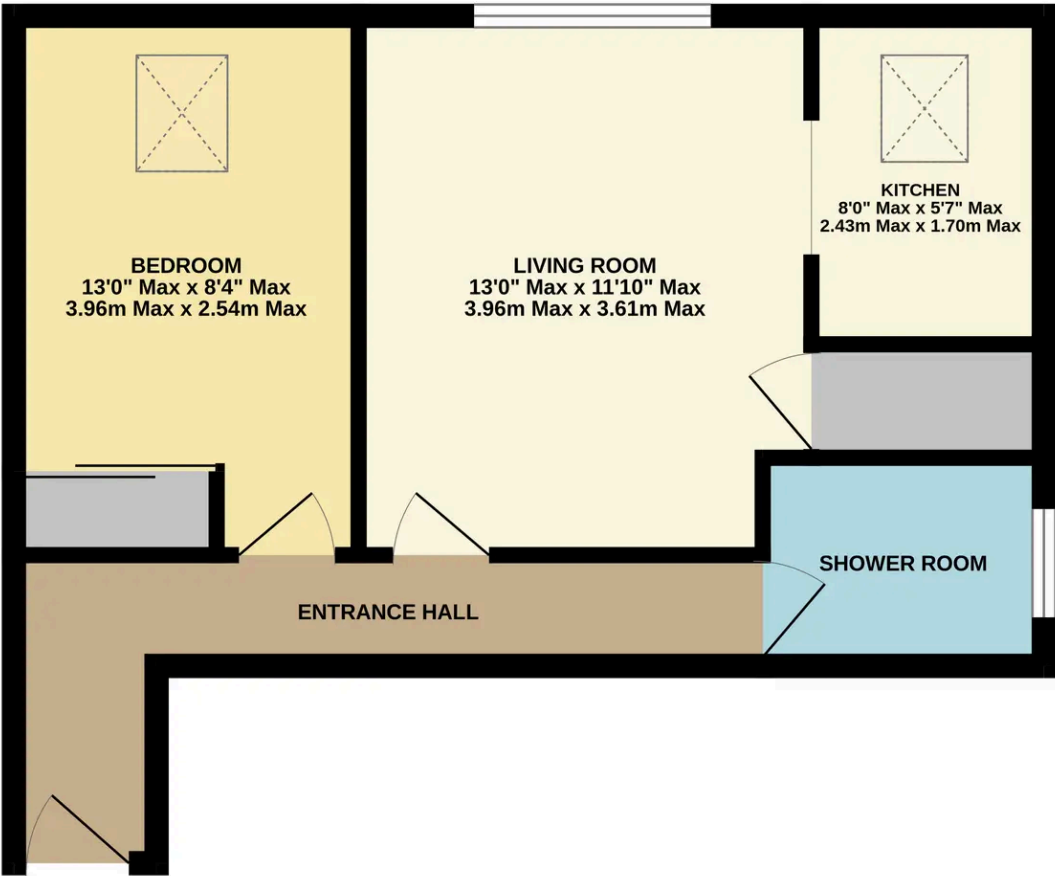
Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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