



Flat 20 Spitfire, Lodge Belmont Road, Portswood, SO17 2AX

In Excess of £160,000

WHITE & GUARD

Flat 20 Spitfire Lodge Belmont Road

Portsmouth, Southampton

INTRODUCTION With no forward chain, comes this one bedroom first floor retirement apartment with a guest suite available for family & friends to stay in whilst visiting. Spitfire Lodge is a modern and purpose-built development of one and two bedroom apartments - complete with Lodge Manager and owner's communal lounge. Accommodation for No. 20 briefly comprises an entrance hall with useful storage cupboard, a 19ft lounge with balcony, a 15ft bedroom with wardrobe, a modern kitchen and a modern shower room. Additional benefits include a 24 hour careline system for safety and security, a lift, communal gardens and parking.

LOCATION Portsmouth is a vibrant suburb of Southampton with good local amenities, bus services with St. Denys being the nearest train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its array of bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is also around fifteen minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

AGENTS NOTE The property is leasehold, and we are advised there is approx. 993 years remaining on the lease. (£575 Ground Rent per annum/Service Charges £3,696 per annum with year ending 31/05/24 - with review date Dec 2025). Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 993 years remaining
- Southampton City Council - Band B
- EPC Grade B





INSIDE

This well-presented apartment is entered via the front door opening into the entrance hall. The hallway is laid to carpeted flooring and has a storage cupboard to one side, with doors opening through to the lounge, the bedroom and the shower room.

The 19ft lounge/diner has ample space for relaxing and dining, is laid to carped flooring, has a radiator to one wall, a double glazed window and a double glazed door opening out onto the balcony with views over the communal garden below.

To one side of the lounge/diner is a door opening through into the modern fitted kitchen. The kitchen itself has a double glazed window to the rear and a range of wall and base units with cupboards and drawers below, along with worktops over and tiled splashbacks. Integrated appliances include a waist-height oven, a 4-ring electric hob with extractor hood over, a fridge, a frost-free freezer and a washer/dryer.

The generously-sized double bedroom has a double glazed window to the rear, is laid to carpeted flooring with a radiator to one wall and has a mirrored wardrobe with space for additional bedroom furniture.

The modern shower room is laid to vinyl flooring and comprises a shower, a vanity wash hand basin with storage under, mirrored bathroom cabinet over and WC, also benefitting from a heated towel rail.

OUTSIDE

As well as the balcony, Spitfire Lodge benefits from beautifully kept communal gardens and patio areas. There is also parking available.

ADDITIONAL INFORMATION

The Service Charges include the Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the seller upon completion of the sale of the property.



SERVICES

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

BROADBAND

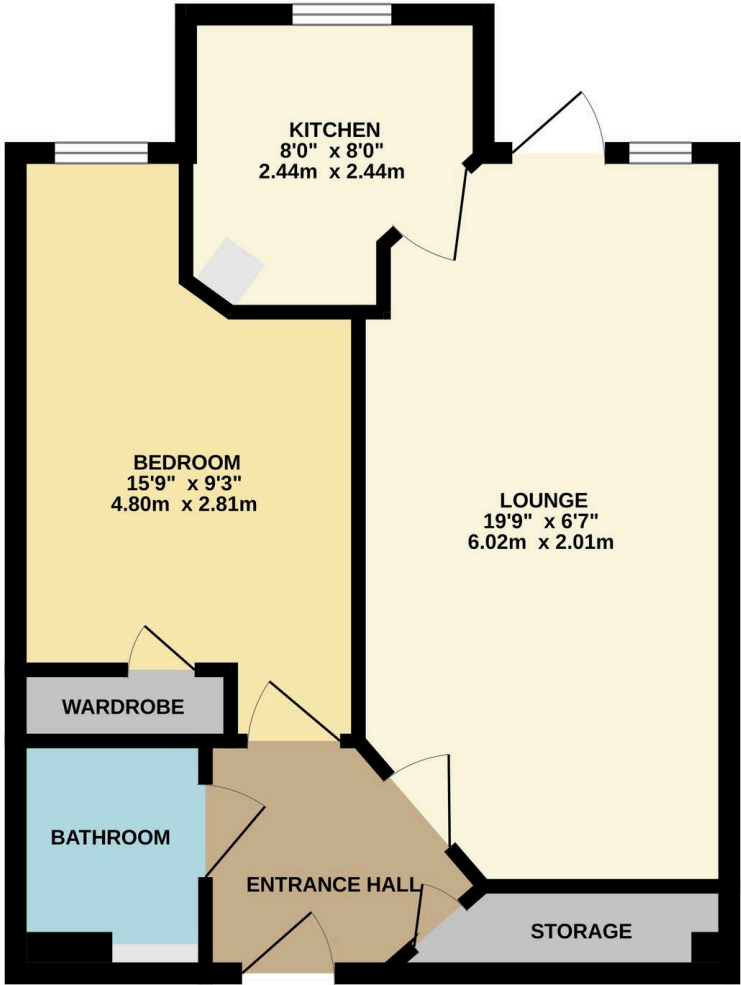
Ultra Fast Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 Mbps. Information has been provided by the Openreach website.

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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
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.
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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