

32 Chestnut Lodge

Sherwood Close, Southampton, Hampshire, SO16 7NT



PRICE: Guide Price £85,000

Lease: 125 years from 1989

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR.

Chestnut Lodge is situated within a 5-10 minute walking distance to local amenities such as hair dressers, dentists and a Sainsbury local. The end of Sherwood Close is directly across the road with access to Southampton Common. Chestnut Lodge comprises 54 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to your Property Consultant if you require information regarding Events Fee that may apply to this property. Subletting is not permitted at this development.

Development Manager
Landscaped Gardens
Resident's lounge & Guest Suite
Laundry room
Minimum Age 55

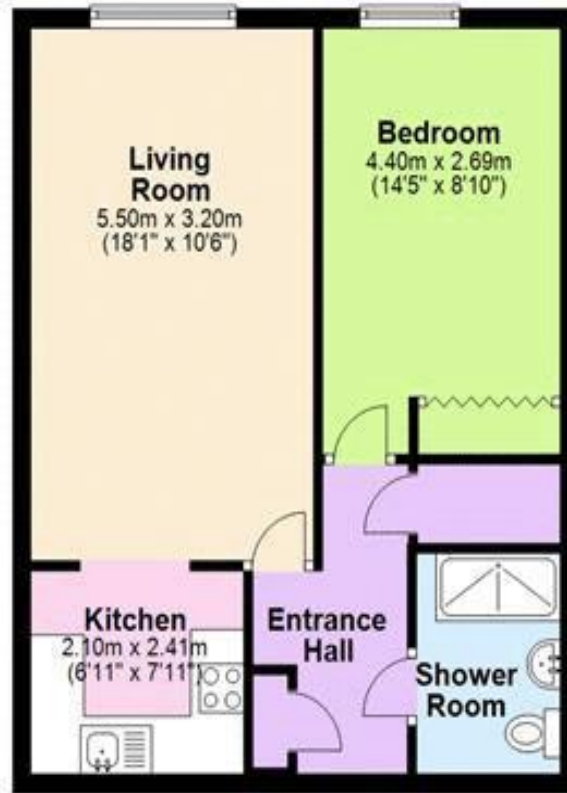
Price to include: carpets, curtains and light fittings
24 Hour Emergency Appello call system
Annual Service Charge £3203.13 Annual
Ground Rent £0.00
Lease: 125 years from 1989



**For more details or to make an appointment to view, please contact
Millie & Carla**

First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 46.1 sq. metres (496.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£0.00

Ground Rent Period Review:

Not Applicable

Annual Service Charge:

£3203.13

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.