

36 Homepoint House

Mersham Gardens, Southampton, Hampshire, SO18 6TX



PRICE: £80,000

Lease: 139 years from 1982

Property Description:

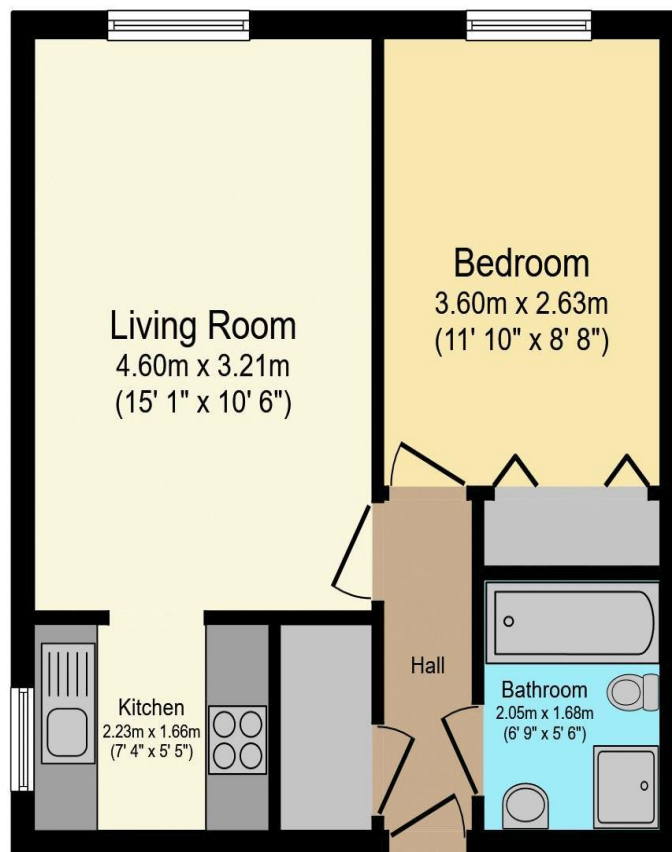
****EXTENDED LEASE** A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
IN CLOSE PROXIMITY TO BITTERNE CENTRE WITH SUNNY ASPECT**

Homepoint House was constructed by McCarthy & Stone (Developments) Ltd and comprises 51 properties arranged over 3 floors each served by lift. The resident 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 bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

Development Features:

- No Forward Chain!
- Light Sunny Aspect Throughout
- Communal Laundry
- 24 hour emergency call system
- Lift and Stair Access to all floors
- Guest Suite
- Development Manager
- Residents' lounge & Communal Gardens
- Lease: 139 years from 1982

Floorplan:



Total floor area 37.8 m² (407 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Retirement Homeseach Limited, Registered Office:
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Registered in England No. 3829469



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RETIREMENT APARTMENT IN CLOSE PROXIMITY TO
BITTERNE CENTRE WITH SUNNY ASPECT**

RETIREMENT
HOMESearch

Rooms Description:

Interior Photos:

ACCOMMODATION

Front door to

ENTRANCE HALL

Light switch, ceiling light point. Airing cupboard with insulated hot water cylinder, electric meter and storage space.

LIVING ROOM

Sunny aspect overlooking gardens from the Living Room. Wall light fittings, storage heater, power points, TV aerial point. Emergency pull cord. An archway leads to the

KITCHEN

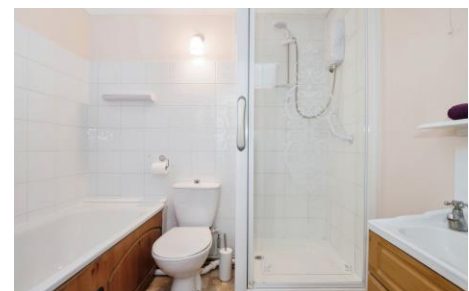
Window with light aspect. Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops. Electric cooker. Fridge/Freezer. Power points. Strip light.

BEDROOM

Built in wardrobe with hanging rail and shelf over. Storage heater, wall light fittings, power points, emergency pull cord. Telephone point.

BATHROOM

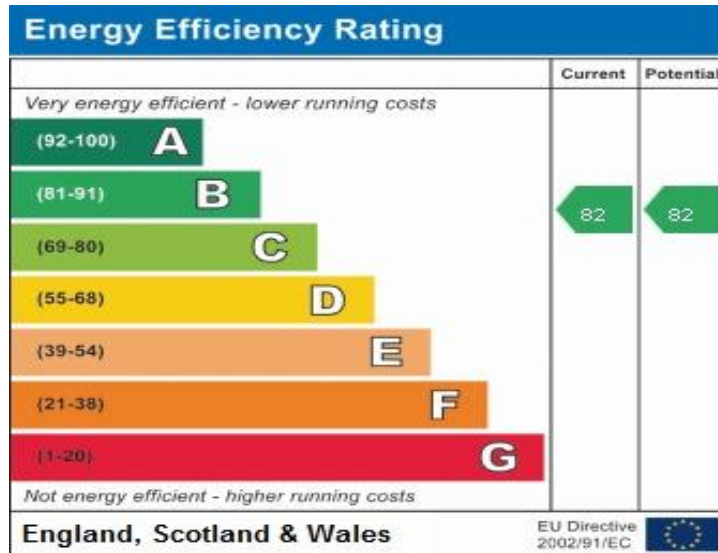
Tiled and fitted with suite comprising bath with emergency push button, separate shower cubicle with fitted electric shower unit. WC with low level flush and vanity unit with mirror over. Wall light, extractor fan, wall mounted electric heater. Heated towel rail above bath.



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Energy Performance Certificate:



For Financial Year Ending: 31/08/2024

Annual Ground Rent: **£334.24**

Ground Rent Period Review: **Next Uplift 2024**

Annual Service Charge: **£3,379.72**

Council Tax Band: **A**

Event Fees: **1% Transfer 0% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



 **01425 632291**  **millie.carla@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

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.

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