

46 Chestnut Lodge

Burgess Road, Southampton, Hampshire, SO16 7NT



PRICE: £110,000

Lease: 125 years from 1989

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

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.

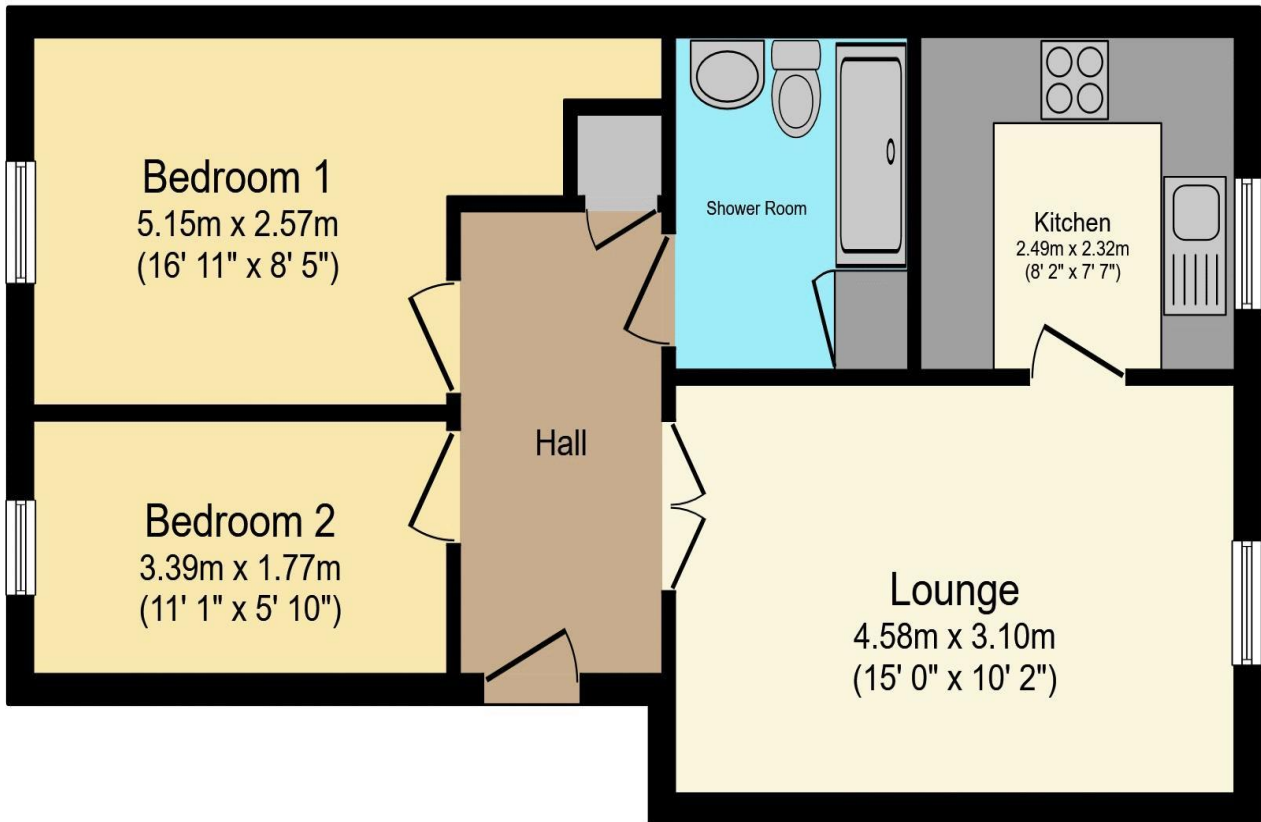
For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to your Property Consultant if you require information regarding Events Fee that may apply to this property.

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

Guest Suite
24 Hour Emergency Appello call system
Service Charge £3203.13 Ground Rent n/a
Lease: 125 years from 1989



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



Total floor area 47.5 m² (511 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/03/2025

Annual Ground Rent:

n/a

Ground Rent Period Review:

n/a

Annual Service Charge:

£3203.13

Council Tax Band:

C

Event Fees:

0% Transfer

0% Contingency

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