

6 Dawtrey Court

36 Grosvenor Road, Southampton, Hampshire, SO17 1RQ



PRICE: £100,000

Lease: 125 years from 1991

Property Description:

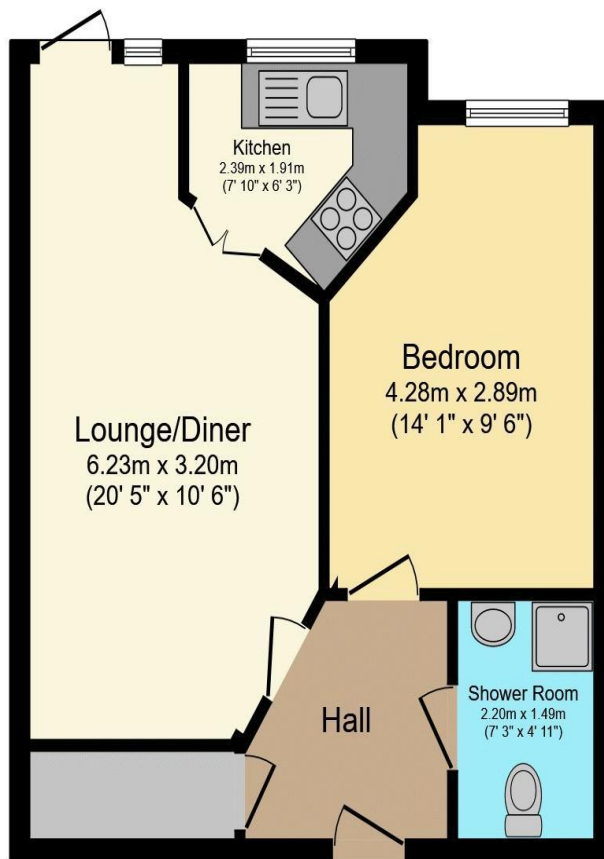
A GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT

Dawtrey Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 40 properties arranged over 3 floors each served by lift. 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 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

Development Features:

- Residents' lounge
- Development Manager
- 24 hour emergency Appello call system
- Minimum Age 60
- Communal Laundry facilities
- Guest Suite & Lift to all floors
- Car Parking available
- Service Charge £2602.92 Ground Rent £431.00
- Lease: 125 years from 1991

Floorplan:



Total floor area 42.8 m² (460 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:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



Rooms Description:

Interior Photos:

ACCOMMODATION

Front door leads to:

ENTRANCE HALL

Airing cupboard housing insulated hot water cylinder with fitted immersion heater, electric meters and storage space. Emergency intercom and door entry system. Ceiling light fitting. Telephone point.

LOUNGE/DINING AREA WITH PATIO DOORS

Electric night storage heater, power points including TV aerial point. Wall light fittings. Emergency pull cords. Double doors lead to the:-

KITCHEN

Benefits from a window. Recently re-decorated. Fitted with a range of wall and floor units with single drainer sink unit. Built-in eye level oven and fitted hob, extractor hood over. Space for Fridge/Freezer. Power points. Ceiling light.

BEDROOM

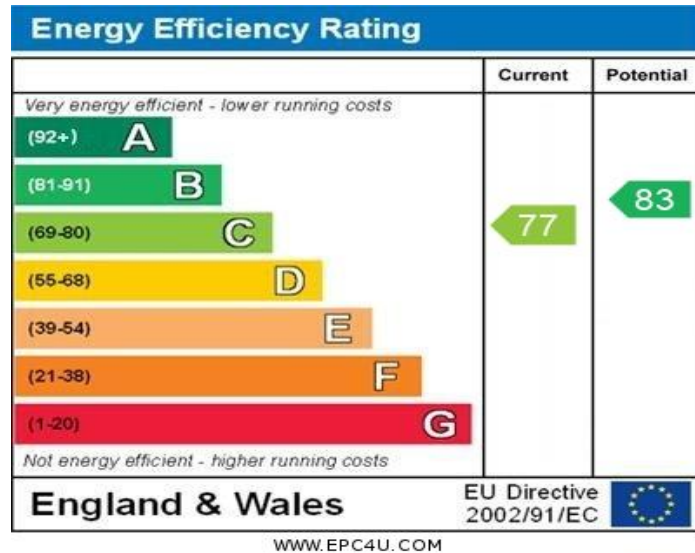
Electric night storage heater. Power points. Emergency pull cord. Wall light fittings & ceiling light fitting.

SHOWER ROOM

Tiled and fitted with suite comprising round walk-in shower; Grab Rails; emergency pull cord; WC with low level flush; wash hand basin with mirror over. Ceiling light, extractor unit, wall mounted electric heater.



Energy Performance Certificate:



For Financial Year Ending: 1/3/25

Annual Ground Rent: **£431.00**

Ground Rent Period Review: **2035**

Annual Service Charge: **£2,602.92**

Council Tax Band: **B**

Event Fees: **1% Transfer 1% 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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