

## 26 Chestnut Court (Southampton)

45 Shaftesbury Avenue, Southampton, Hampshire, SO17 1SE



**PRICE: Offers in Excess of  
£75,000**

**Lease: 125 years from 1988**

### Property Description:

#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR**

Chestnut Court was constructed by Melly Developments and comprises 32 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. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom.

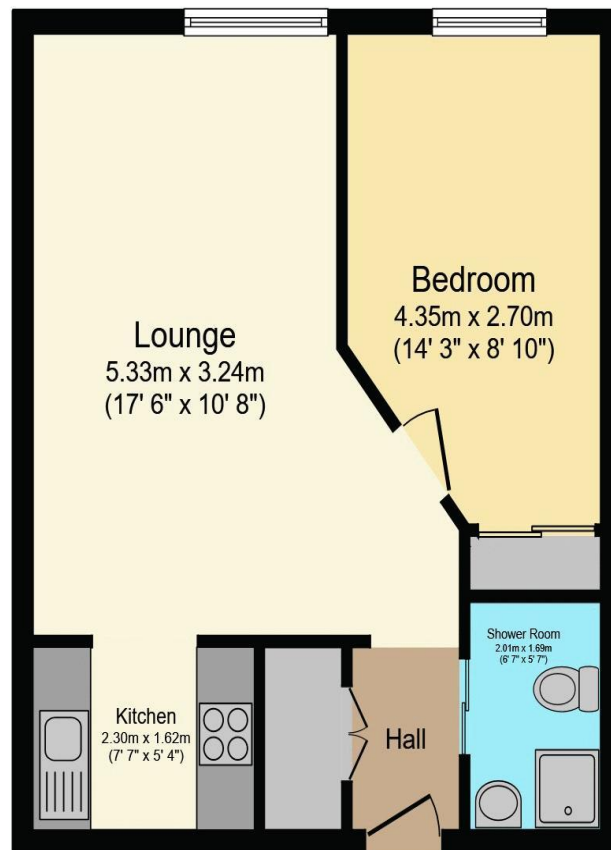
It is a condition of purchase that residents be over the age of 55 years. There is a fully equipped laundry room, residents lounge and a guest suite for visiting friends or relatives.

Chestnut Court is easily accessible to local amenities, Southampton common, M27 and Southampton International Airport. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Residents' lounge
- Communal Laundry
- Guest Suite
- Double glazed windows
- Minimum Age 55
- Lift to all floors
- Development Manager
- 24 hour emergency Appello call system
- Lease 125 years from 1988

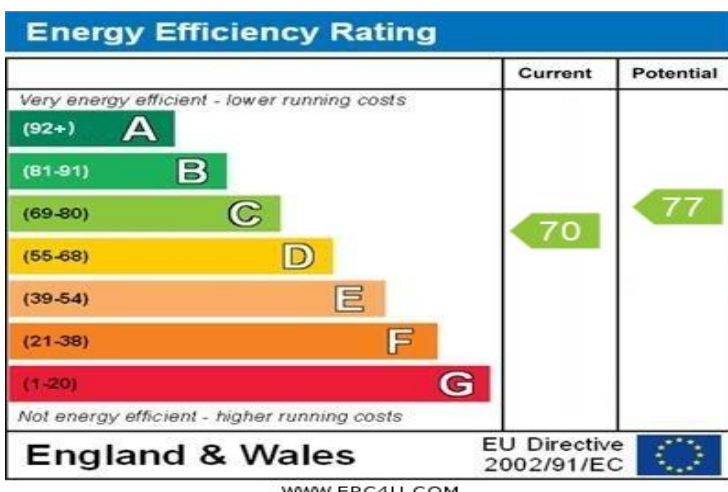


**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell MNAEA**



Total floor area 41.6 sq.m. (448 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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**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£116.46**

**Ground Rent Period Review:**

**2037**

**Annual Service Charge:**

**£3,266.67**

**Council Tax Band:**

**A**

**Event Fees:**

**0% Transfer  
0% Contingency**

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