



Flat 24, Mill Court Mortimers Lane, Fair Oak - SO50 7PG

Guide Price £180,000

WHITE & GUARD

Flat 24

Mill Court Mortimers Lane, Eastleigh

INTRODUCTION

Offered with no forward chain is this two-bedroom, first floor retirement flat for the over 60's, ideally located in Fair Oak within walking distance of the village centre which offers a range of local shops and amenities. Accommodation briefly comprises a welcoming entrance hall, lounge/dining room, fitted kitchen, two bedrooms and shower room. Mill Court offers a range of facilities including a resident's car park, communal gardens, resident's lounge, laundry room, 24hr emergency call system and house manager.

LOCATION

Mill Court is situated on Mortimers Lane in the heart of Fair Oak Village with local shops and amenities all within walking distance. The neighbouring villages of Bishops Waltham and Botley are also close by, as are Southampton Airport and all main motorway access routes.

- EASTLEIGH COUNCIL BAND C
- EPC RATING C
- LEASEHOLD
- NO FORWARD CHAIN
- TWO BEDROOM FIRST FLOOR RETIREMENT FLAT
- LOUNGE/DINING ROOM
- RESIDENTS PARKING
- LAUNDRY ROOM
- COMMUNAL GARDENS
- 24 HOURS EMERGENCY CALL SYSTEM





INSIDE

Approached via a communal entrance with secure intercom entry system, the front door opens into a welcoming entrance hall with electric storage heater to one wall and doors to all principal rooms. The lounge/dining room is a lovely bright room, laid to carpet with two large double glazed window overlooking the gardens, space for freestanding furniture, an electric storage heater to one wall, TV and various power points. An opening to one end leads through to the kitchen which has been fitted with a range of wall and base units with cupboards and drawers under and complimentary work surfaces, there is a built-in electric oven, electric hob with extractor over and space for a freestanding fridge with the room laid to vinyl.

The master bedroom is a good size room with a double-glazed window overlooking the communal gardens and double sliding door wardrobes to one end, there is space for bedroom furniture, an electric heater to one wall and the room is laid to carpet. The second bedroom is similarly well proportioned and laid to carpet. The shower room has been fitted with a mobility walk-in shower with electric power shower, pedestal wash hand basin and WC. The room has tiled walls and vinyl flooring.

FACILITIES

The main building can be accessed via a security intercom system leading to a reception area with a manager's office and a charming mezzanine communal lounge with ample seating areas and a guest bedroom with en-suite facilities, lifts and stairs are available to all floors.

Outside, there is a resident's car park and communal gardens which are mainly laid to lawn.



SERVICES:

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by

The lease is 125 years from 1/9/1989.

Ground Rent is £30 every 6 months

Management charges are £4000 pa

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



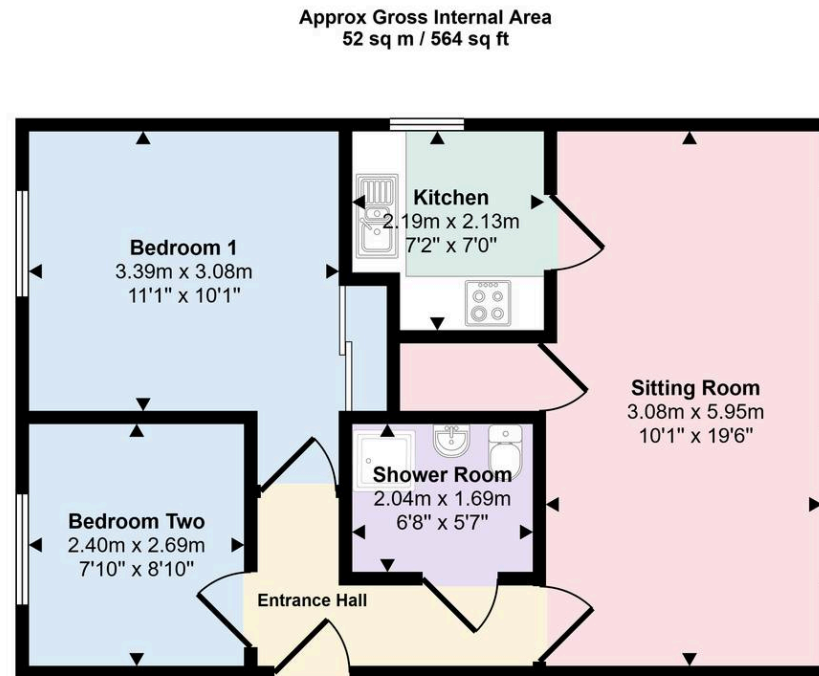
rightmove

PRS Property Redress Scheme

Zoopla



Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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