



**Connells**

Chestnut Lodge Sherwood Close  
Southampton



# Chestnut Lodge Sherwood Close Southampton SO16 7NT

for sale offers in excess of  
**£70,000**



## Property Description

Connells are excited to present this one-bedroom first-floor apartment located in the highly sought-after Chestnut Lodge development on Sherwood Close, Basset.

This over-55s community, which includes the support of a house manager, offers a comfortable and well-maintained living environment. The apartment features a spacious open plan living/dining room, and a separate fitted kitchen equipped with sleek neutral cabinetry, an integrated oven, and plenty of cupboard storage. The double bedroom benefits from a built-in wardrobe, creating a tidy and organized living space. The modern three-piece bathroom includes a walk-in shower, a wash hand basin with built-in storage, and a heated towel rail for added comfort. Additional benefits of this property include electric heating, double glazing, access to the residents' lounge, a laundry room, communal landscaped gardens, resident parking and a guest suite. The property is being offered with no forward chain.

Close proximity to local amenities, including a supermarket, chemist, and restaurant, as well as green spaces and leisure facilities, including Southampton Common, a 300 acre park and Southampton Sports Centre for outdoor enjoyment.

Located just a short distance from Southampton City Centre, with a variety of shopping and dining options, including West Quay and The Marlands shopping centres. Further benefits are excellent transport links, with easy access to the M3 and M27 motorways, and a direct service into London.

## Secure Communal Entrance

## Flat Entrance

## Hallway

## Living Room

17' 8" x 10' 4" ( 5.38m x 3.15m )

Enough Space for a Dining Table Also

## Kitchen

7' 9" x 6' 9" ( 2.36m x 2.06m )

Fitted with Sleek Neutral Cabinetry and Integrated Oven

## Bedroom

14' 8" x 8' 9" ( 4.47m x 2.67m )

Double Bedroom with Built-In Wardrobe

## Bathroom

5' 4" x 7' 4" ( 1.63m x 2.24m )

Three-Piece Bathroom Includes a Generous Shower, a Wash Hand Basin with Built-In Storage, and a Heated Towel Rail for Added Comfort.



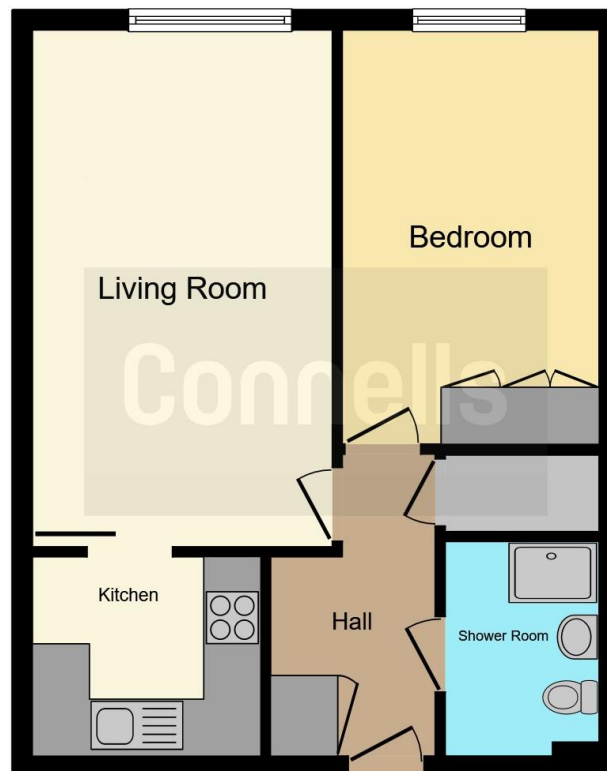












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 3023.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR311994](http://connells.co.uk/Property/SSR311994)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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