



Lincoln Court, Sharon Road, West End, Southampton SO30 3RF

welcome to

Lincoln Court Sharon Road, West End Southampton

OVER 60'S ONLY!

This two bedroom maisonette is located in an over 60's residential estate in West End. This inviting home features spacious rooms, access to beautiful communal gardens and residential parking. Enjoy the benefits of a communal laundry room and assistance pull cords for peace of mind.

Entrance Hall

Double glazed door to front, stairs to first floor hallway, fuse box, intercom system, two cupboards, one airing cupboard, storage heater, assistance pull cord, doors to;

Lounge

14' x 20' 5" (4.27m x 6.22m)

Double glazed window to rear, double glazed bay window to rear, electric fireplace, TV point, telephone point, storage heater, assistance pull cord.

Kitchen

5' 9" x 11' 3" (1.75m x 3.43m)

Double glazed window to side, wall and base units, work surfaces, stainless steel sink and drainer, built in electric hob and oven, cooker hood above, undercounter fridge and separate freezer, splash back tiles, assistance pull cord.

Bedroom 1

8' 11" x 17' (2.72m x 5.18m)

Double glazed window to side, fitted wardrobe with sliding mirrored doors, two fitted wardrobes with wooden doors, two fitted bedside cabinets, storage heater, assistance pull cord.

Bedroom 2

6' 11" x 11' 3" (2.11m x 3.43m)

Double glazed window to side, fitted wardrobes with wooden doors, dressing table, storage heater, assistance pull cord.

Shower Room

Shower cubicle, w/c, wash hand basin with cupboards below, heated towel rail, extractor fan, partially tiled walls, assistance pull cord.

Communal Garden

Laid turf, shrubbery patches with sitting areas.





Welcome to this two bedroom over 60's residential maisonette located in the sought after area of West End. As you step inside, you are greeted by a generous lounge/diner, filled with natural light and offering ample space for relaxation. The fitted kitchen is equipped with essential appliances, providing plenty of storage and worktop space.

The two well-proportioned bedrooms come with fitted storage, and the modern shower room is both stylish and functional.

Additional features of this property include a communal laundry room, an on-site manager for added convenience, and assistance pull cords for peace of mind.

Outside, residents can enjoy access to the lovely communal garden, as well as residential parking.



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Lincoln Court Sharon Road, West End Southampton

- Two Bedrooms
- Assistance Pull Cords
- On-Site Manager
- Communal Garden
- Residential Parking

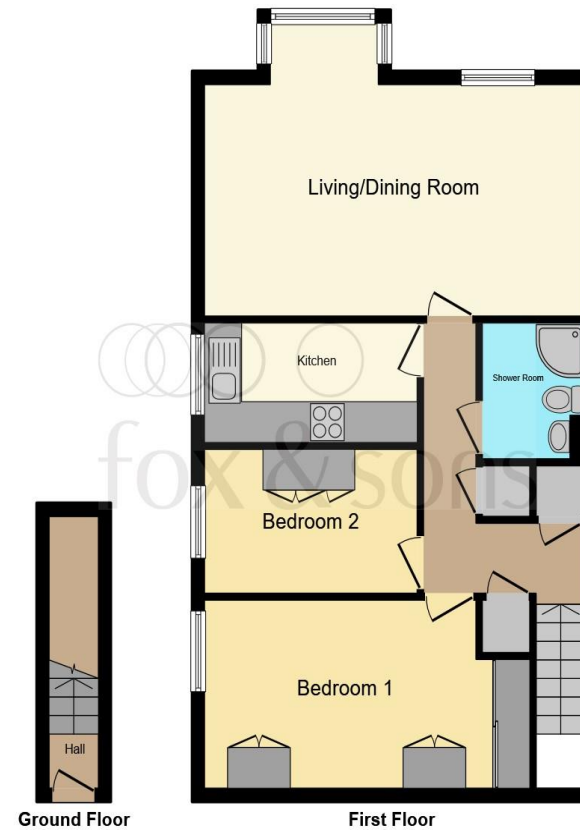
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3214.53

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1989.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£175,000



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

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Property Ref:
BIT112062 - 0004

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