



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

welcome to

Lincoln Court Sharon Road, West End Southampton

Available with NO ONWARD CHAIN, don't miss out on this charming two bedroom retirement flat. Located in the desirable area of West End, the property comes with a lounge, kitchen, two good-sized bedrooms and a shower room. Further benefits include assistance pull cords, a site manager and stair lift.

Living/Dining Room

14' 7" max x 19' (4.45m max x 5.79m)

Double glazed bay window to the front aspect looking over communal grounds, TV point, electric fireplace, storage heater, door to;

Kitchen

10' 11" x 6' 9" (3.33m x 2.06m)

Double glazed window to the rear aspect, wall and base cupboard units, work surfaces, stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, built in dual electric ovens and four ring hob with cooker hood above.

Bedroom One

13' 10" x 10' 3" (4.22m x 3.12m)

Double glazed window to the rear aspect, built in wardrobe with sliding mirrored doors, storage heater, TV point.

Bedroom Two

15' 8" x 6' 8" (4.78m x 2.03m)

Double glazed window to the rear aspect, cupboard, electric heater, TV point.

Shower Room

Double glazed window to the front aspect, shower cubicle, w/c, wash hand basin, heated towel rail, partially tiled walls.





Welcome to this two bedroom first floor retirement flat, situated in the desirable West End area, offering a perfect blend of comfort and convenience.

Step inside to a spacious living room with a door leading to the fitted kitchen. The flat comes with two generously sized bedrooms and a functional shower room.

There is an Apello response system with care line installed for emergency assistance 24/7. The development also benefits from an on site manager available Monday to Friday 9am-5pm. There is a stairlift with battery power back up and a key safe.

Available with no onward chain, this home is ready for you to move straight into!



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Lincoln Court Sharon Road, West End Southampton

- Retirement Flat
- Two Bedrooms
- Shower Room
- Good Condition Throughout
- Stair Lift

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 3600.00

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.

£200,000



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:
BIT112528 - 0006

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