



HUNTERS[®]

HERE TO GET *you* THERE



Chadwick Lodge, Devonshire Road, SO15

Guide Price £135,000

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Situated in the heart of the polygon is this over 60's first floor one bedroom apartment with a wonderful south facing balcony over looking the church.

The spacious and bright lounge is large enough for entertaining friends and family, with light beaming in through the large double glazed window. The kitchen offers integrated cooking facilities topped with an outstanding amount of wall & base units and worktop space.

The bedroom has a double fitted wardrobe with multi storage compartments. with the excellent floor space allowing room for all your bedroom furniture including a dressing table.

In the hallway there is also a meter deep storage cupboard for all your belongings and accessories, etc. Off the hallway is a modern bathroom with a walk-in shower equipped with sliding door. The shower-room is perfectly paired with a heated towel rail and bespoke wooden hand basin.

We understand that Chadwick Lodge offers experienced on site staff 5 days a week paired with exceptional faculties and a guest room.

One secure car parking space is also available with this property.

Leasehold : Remaining Lease 115 Years Approx.

Service Charges Per Annum : £2,582 Approx

Ground Rent Per Annum £319

Council Tax Band: 'B'

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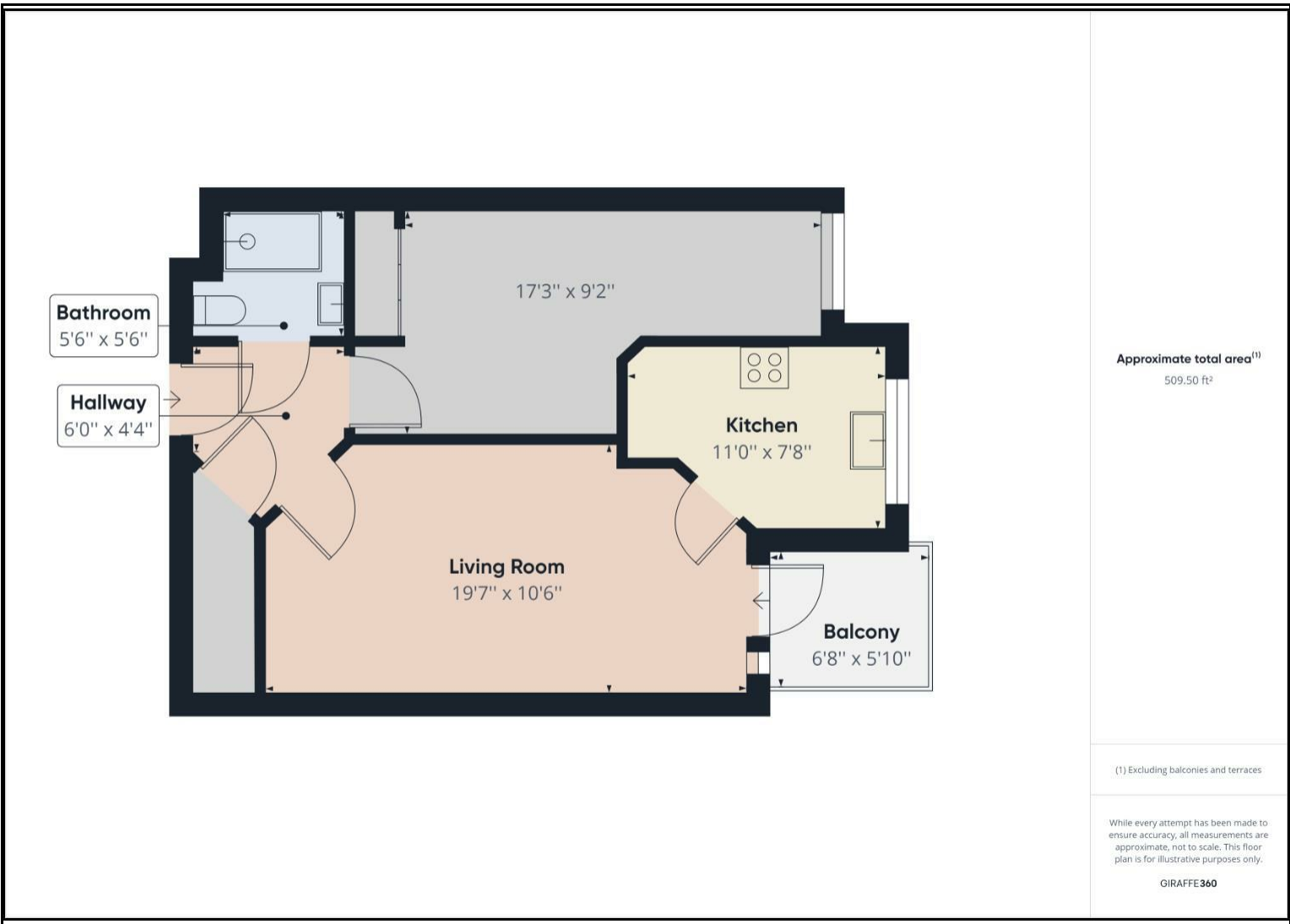


KEY FEATURES

- Over 60s retirement apartment with balcony
 - Lodge manager 5 days a week
 - Communal guest space
 - Superb location
 - Excellent transport links
 - First floor apartment
- A guest suite available on booking for family and friends
- Fully fitted kitchen with built in appliances
 - One Secure Car Parking Space







| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|----------------------------|-------------------------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 82 | 82 | England & Wales | EU Directive 2002/91/EC |

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