



↑ VICTORIA LODGE
Visitors -

VICTORIA
LODGE

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B

Victoria Lodge, Southampton, SO17

Guide Price £97,000



Beautiful gardens and a delightful communal lounge which is ideal to meet up with friends or socialise with residents. Victoria Lodge is set within most pleasant grounds with an electric gated entrance, and is convenient with a short walk to Portswood High Street. The apartment itself is very well presented and very spacious with a 17' 5" X 10'2" lounge, separate kitchen with window, double bedroom with fitted wardrobes, bathroom. There is also the convenience of a lift. No Forward Chain.

Victoria Lodge is a prestigious and stylish development comprises of 35 properties arranged over 4 floors, facilities include resident's lounge, 24-hour care-line assistance, laundry room and secured gated parking.

Southampton City centre is only 2.5 miles away with its wide range of shopping facilities including West Quay Shopping Centre. There are numerous parks and open spaces in the area including Southampton Common, with over three hundred acres of parkland plus you can find a good selection of local shops, cafes, supermarkets and restaurants just a-stones-throw-away on Portswood High Street.

Lease: 125 years from 1 August 2006

Council Tax Band: B

Local Authority: Southampton City

Ground Rent: £664.61 per annum

Service Charge: £3,538.01 per annum (year ending 31st May 2024)

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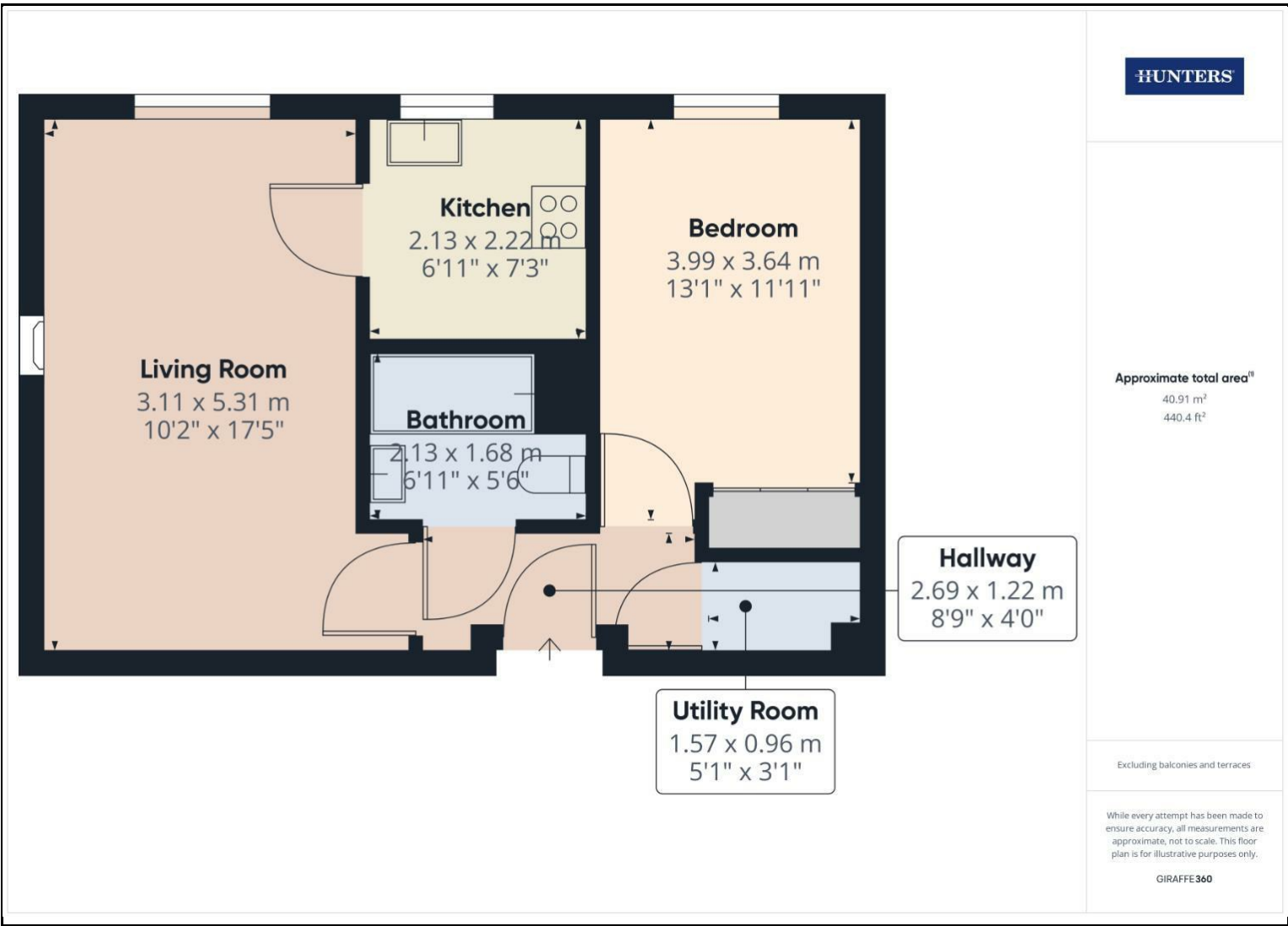


KEY FEATURES

- SPACIOUS LOUNGE
- DOUBLE BEDROOM
- FULLY FITTED KITCHEN
- BATHROOM WITH SEPARATE SHOWER
 - ELECTRIC OFF PEAK HEATING
 - VISITOR CAR PARKING
- GUEST ROOMS AVAILABLE AT £20 PER NIGHT
 - LAUNDRY FACILITIES
- SECURED GATED PARKING
 - AMPLE STORAGE







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
	82	82	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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