



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



HUNTERS



# Mersham Gardens, Southampton, SO18

## Asking Price £80,000

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This ground floor one bedroom retirement apartment for the over 60's is offered with no forward chain and is situated in the popular location of Bitterne. There is a communal entrance hall with lifts to all floors and access to the communal resident's lounge and laundry room.

As you enter the apartment you are greeted with a spacious hallway with a good sized storage cupboard. Through to the lounge with patio doors out to the communal gardens which are shared by all tenants. The kitchen is conveniently placed just off the lounge and has a built-in electric oven and hob, the kitchen window offers scenic views of the beautiful woodlands. The bathroom features a shower cubicle, low level W/C and vanity unit wash hand basin.

The building comprises of 51 properties arranged over 3 floors and each floor is served by a lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty, there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years. Additional benefits include a communal lounge, a laundry room, a visitor's suite and communal gardens as well as communal off-road parking.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 57 Years Approx

Leasehold Annual Service Charge Amount £3379.72 Approx.

Leasehold Ground Rent Amount £334.24 Approx.

Council Tax Banding; A

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## KEY FEATURES

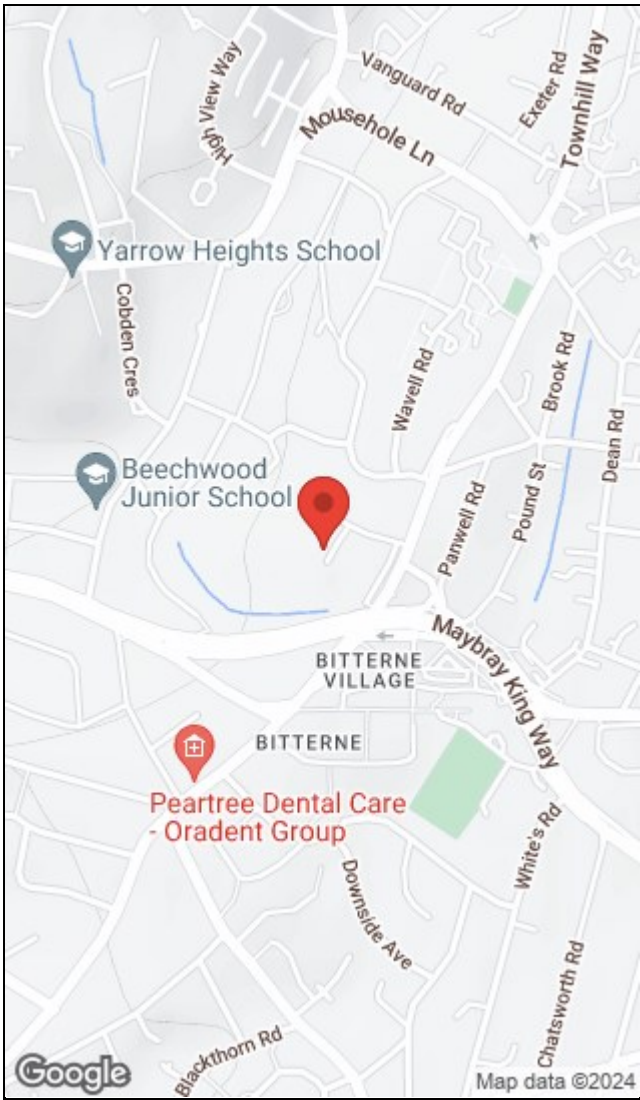
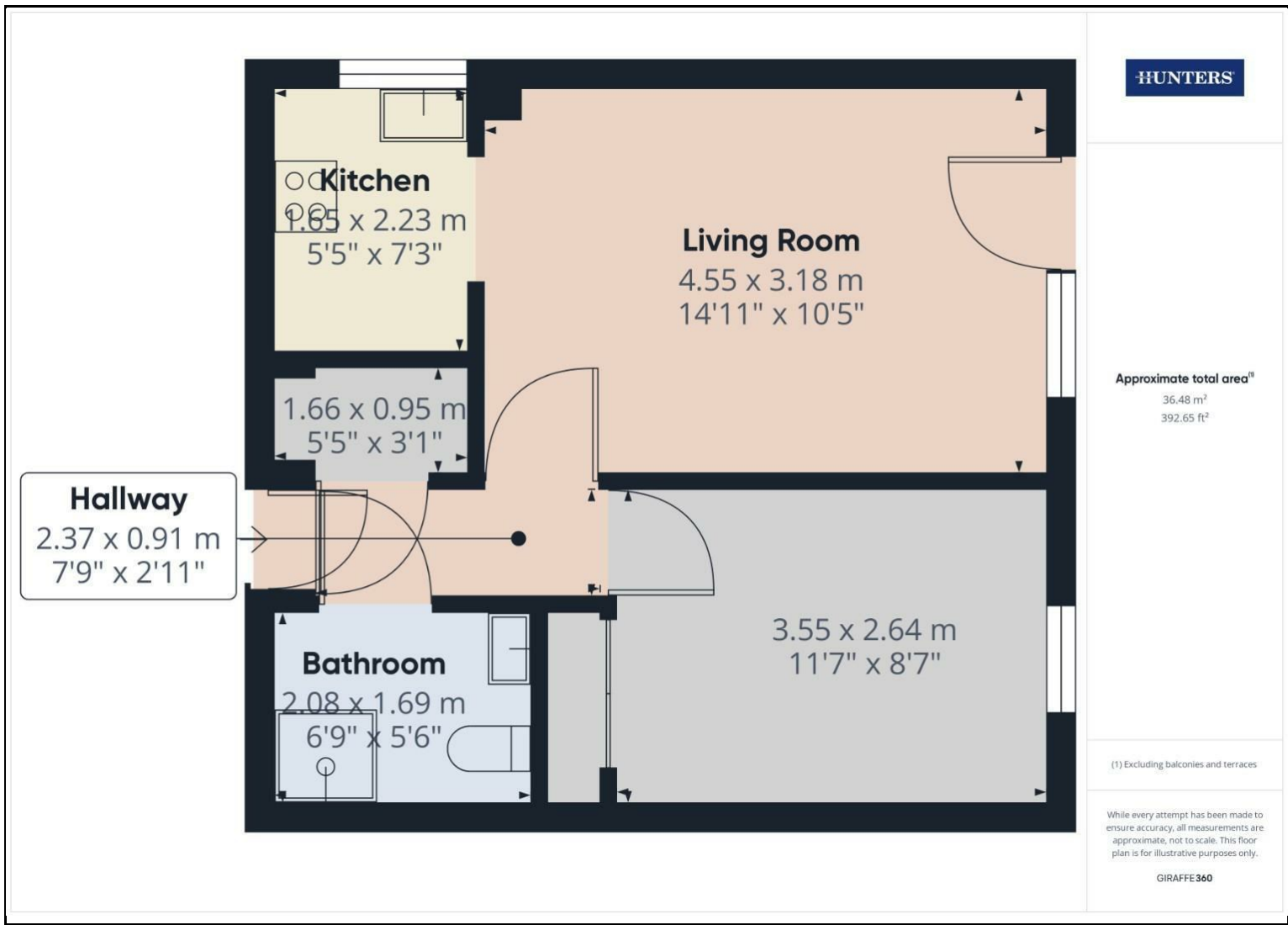
- Retirement Flat Minimum Age 60
  - Electric heating
  - Residents lounge
  - Lift to all floors
  - Double glazing
  - Laundry room
  - Communal garden
- 24 Hour Emergency Appello Call System
  - EPC - D
  - Council Tax - A











Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	65		79
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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