

CHESTNUT
LODGE
1-35
→

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HUNTERS

Sherwood Close, Southampton

Guide Price £78,000

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Situated in one of the most desirable locations of Southampton, we are delighted to offer this superb one-bedroom apartment in the Chestnut Lodge development in Bassett, a short walk from Southampton Common.

This apartment is well- maintained and well- presented by the current owner and features views over the rear communal grounds. This bright and airy first floor apartment has a lounge, kitchen and bathroom facilities which allows for truly independent living. The communal facilities on offer include, a well maintained garden area with seating and lighting. A communal lounge with a separate kitchen and a laundry drying room. Residents parking is offered on a first come first serve basis.

This development has a 24 hour on site manager support, as well as emergency pull cords giving the residents assurance in case of an emergency. The property has a guest suite, electric heating, residents lounge, drying room and residents gardens. There are local amenities close by and a walking distance to a general hospital and Southampton University. An internal viewing is essential.

Leasehold : 90 Years remaining approx.

Annual Service Charge £3,494.28 includes water charges

Annual Ground Rent £0.00

Council Tax Band : B

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
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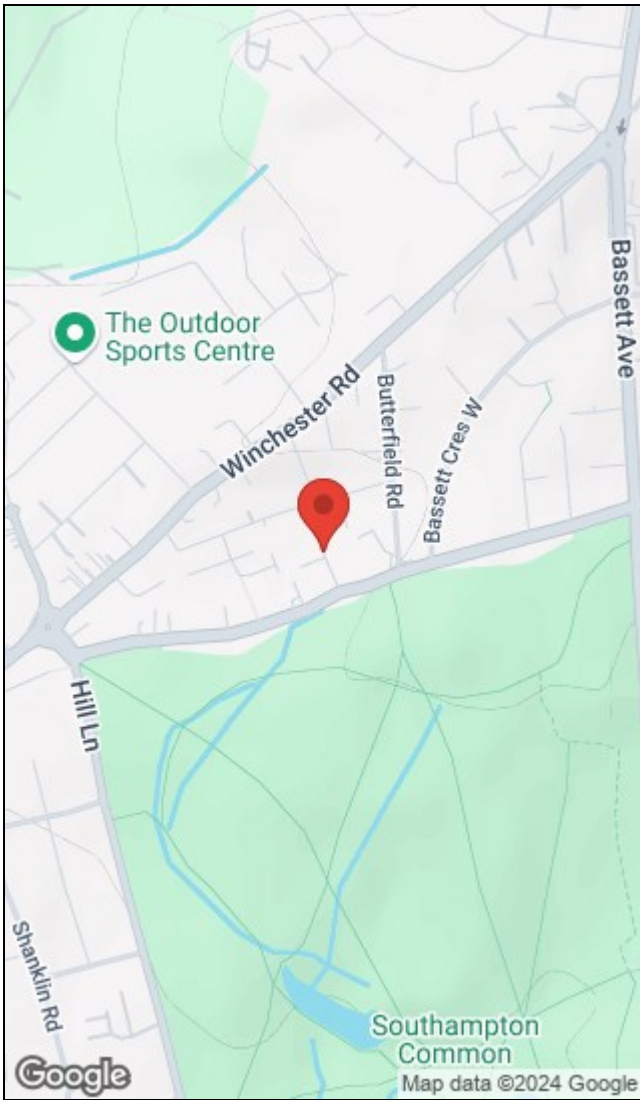


KEY FEATURES

- Modern & Bright 1 Bedroom Apartment
 - Landscaped Gardens
 - Development Manager
- Resident's Lounge & Guest Suite
 - Laundry room
 - Minimum Age 55
- 24 Hour Emergency Appello call system







| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| | 77 | | |
| 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 | 60 | (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 | England & Wales | EU Directive 2002/91/EC |

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