

**HUNTERS**<sup>®</sup>

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# Chestnut Court, Shaftesbury Avenue, Southampton Guide Price £85,000



Offered with no onward chain, this one bedroom serviced apartment in Chestnut Court is thoughtfully designed for comfortable and convenient living for those aged 55 and over. A range of communal facilities and features make this property an attractive option for retirement living.

The apartment itself features a practical layout. The hallway provides access to the kitchen, living room and bedroom. The kitchen is equipped with essential appliances and sufficient storage space. The living room provides a comfortable space for relaxation and entertaining. Double glazed windows are fitted throughout.

Residents benefit from various communal amenities, including a communal garden, a residents' lounge, and a communal laundry. A guest suite is also available for visiting friends and family. A lift is available to provide access to other floors, and a 24 hour emergency Appello call system offers peace of mind.

Located approximately 0.6 miles from Portswood High Street and 1.5 miles from Southampton Common, this apartment offers convenient access to local shops, amenities, and green spaces.

**Tenure Type: Leasehold**

**Leasehold Years remaining on lease: 91 Years remaining Lease for 125 years from January 1988**

**Leasehold Annual Service Charge Amount: £3478.86 per year approx. dividend into two payments**

**Leasehold Ground Rent Amount: £116.46 per year approx**

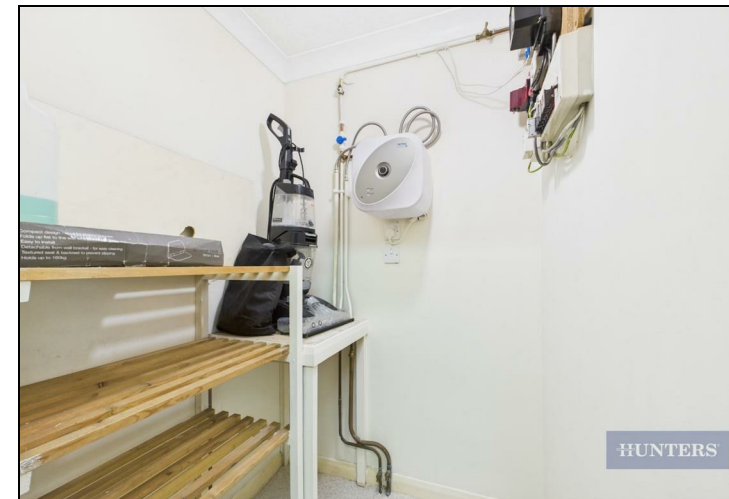
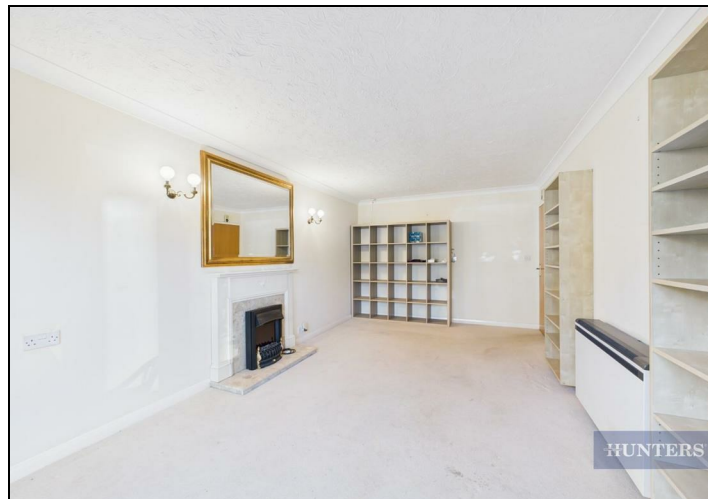
**Council Tax Banding: B**

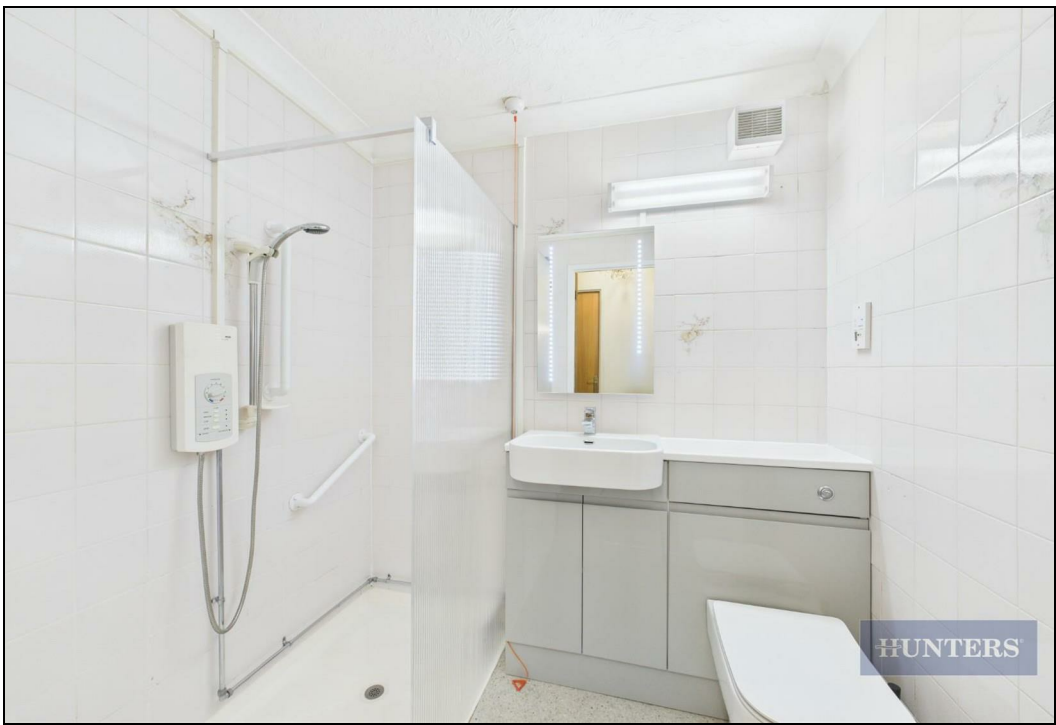
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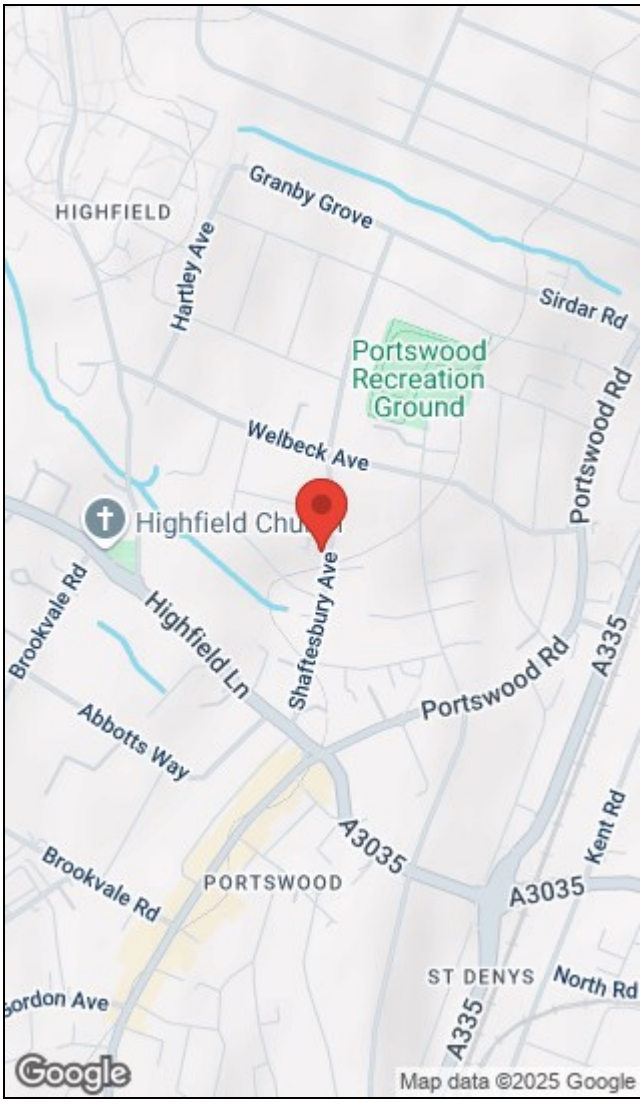
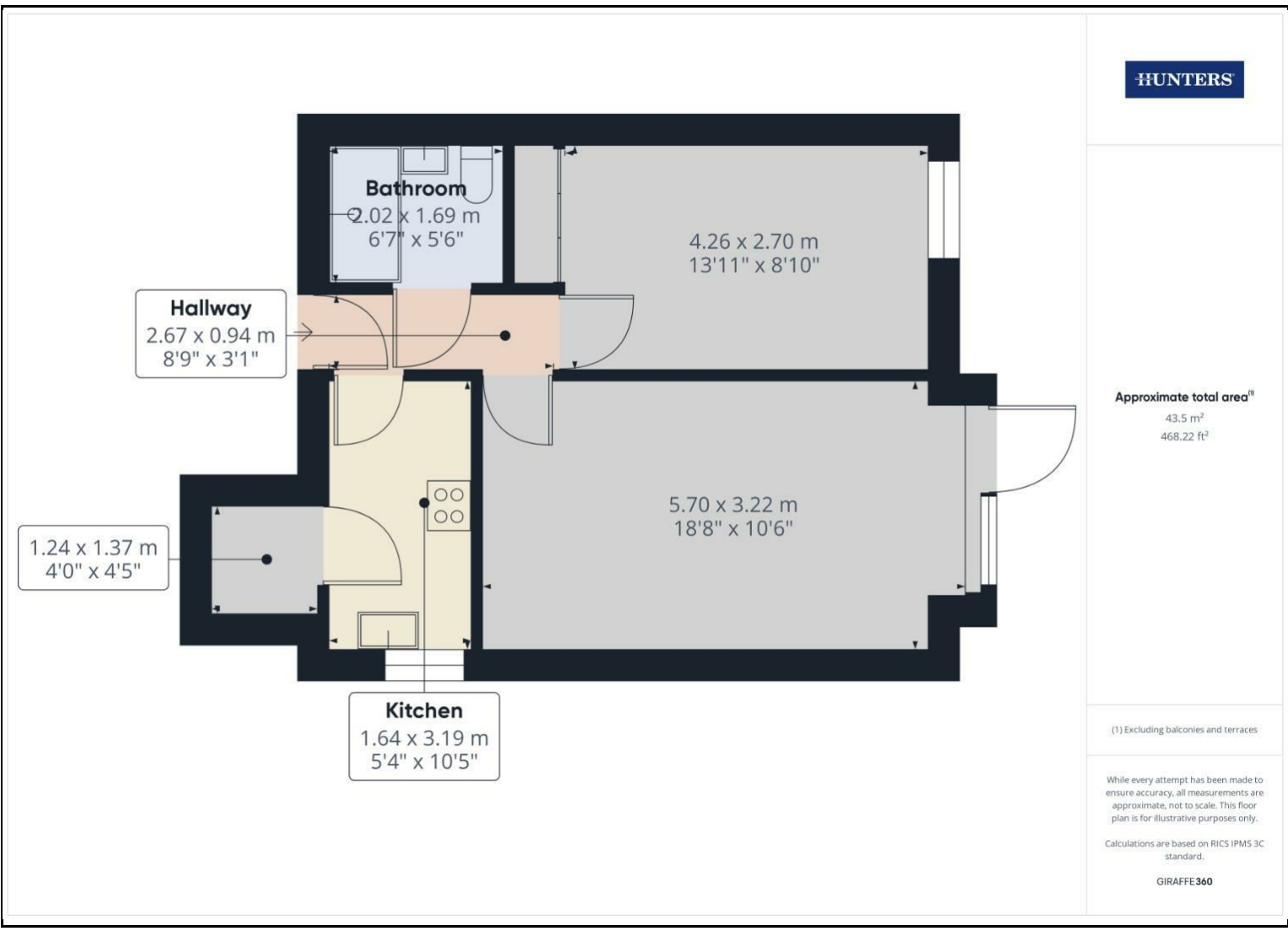


## KEY FEATURES

- One Bedroom Serviced Apartment
  - No Onward Chain
  - 55's and Over
  - Communal Facilities
  - Communal Garden
- 24 Hour Emergency Appello Call System
  - Ample Storage
  - Double Glazing







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
	67	73	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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