



Guide Price £165,000

Leasehold

5 Cherry Tree Court, Havelock Road

Warsash, Southampton, Hampshire SO31 9AG



Quick View



1 Bedroom



None



1 Living room



1 Bathroom



Retirement Property



EPC Rating TBC



Unallocated Parking



Council Tax Band B

Reasons to View

- This ground floor flat has its own private, south facing, courtyard garden. You'll certainly be glad of the sun awning in the summer months.
- Both the bathroom and kitchen have been refitted giving a modern fresh look to this one bedroom home.
- There's no work to do in this immaculately presented garden flat, there's no forward chain either so you can move straight in and relax.
- There are just three of these garden flats in the block which are available to the over 55's only.
- Central Warsash Village location - perfect for eating out, socialising or just nipping to the shop. There's also wonderful walks along the river & sailing on offer too.
- Weekly visits from the manager and 24 hour emergency contact should give peace of mind to those who live alone.

Description

Being so central to the village centre this lovely garden flat is perfectly situated to enjoy all that Warsash has to offer. Built for the over 55's this small complex of 13 flats receives weekly visits from the manager and has a 24 hour emergency contact offering peace of mind for those who live alone. This neat and perfectly formed ground floor flat has its own private courtyard garden accessed via double doors from the living room, the fitted electric awning is to remain along with the pretty shutters.

The front door is off the communal hallway with a security entry phone so you can screen visitors. The hallway has two built in cupboards for storage and doors to the living room, shower room and bedroom. The whole flat has a lovely modern feel with flat skimmed ceilings and a neutral colour scheme throughout. The modern kitchen is off the living room with an arch, there is a built in oven & hob and window to the side.

The shower room has been re-fitted with fully tiled walls and a modern white suite with vanity unit. The bedroom is situated at the rear of the building with fitted wardrobes offering great storage.

The service charge and ground rent amount to less than £2,500 per year making this much more affordable than many retirement properties locally. Our client is looking to move in with family so the property is offered chain free.

Other Information

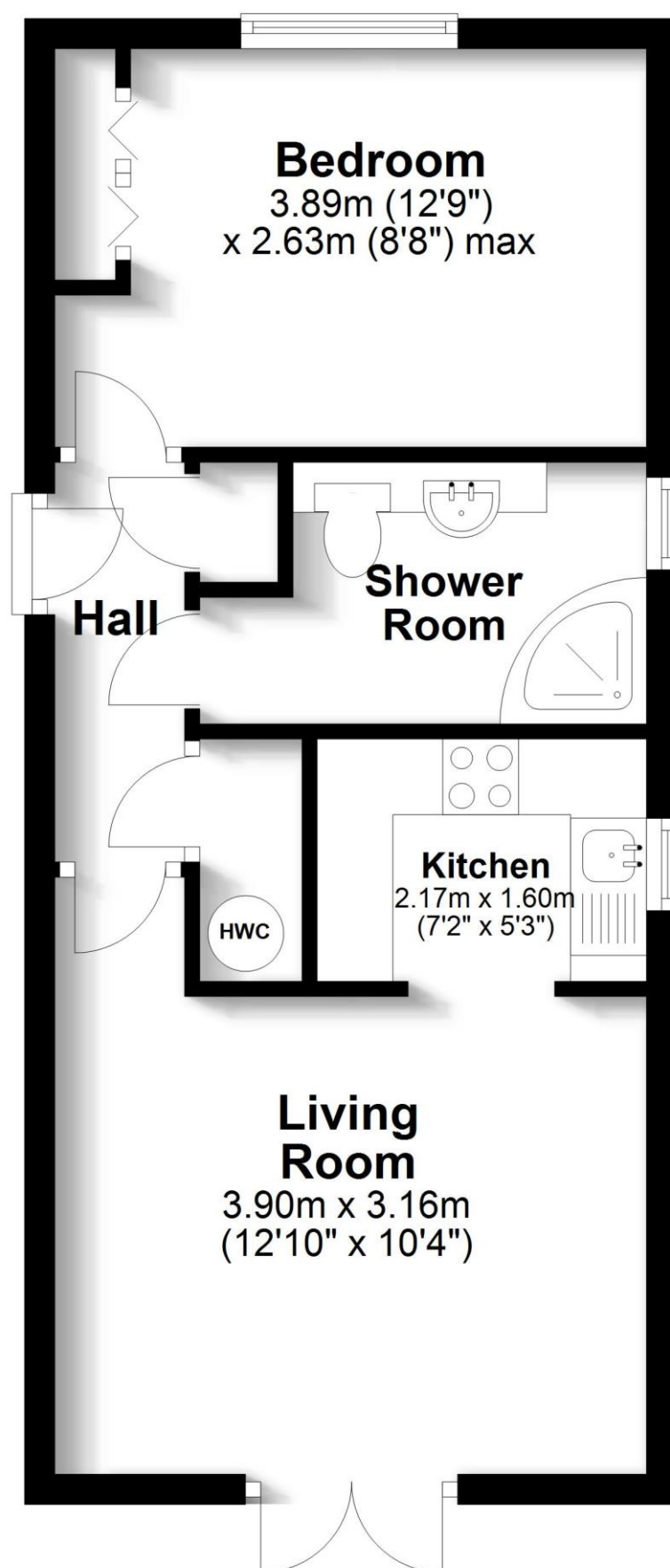
This is a leasehold property for the over 55's. The 125 year lease commences 01/01/1990, the current ground rent is £100 PA. The service charge of £199.93 is paid monthly to Grange Management the Managing Agents. There is no gas supply to the property.

Directions

<https://what3words.com/conquest.audibly.butternut>

Floor Plan

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 36.6 sq. metres (394.4 sq. feet)

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