



£100,000
Leasehold

34 Sarisbury Gate, Dove Gardens

Park Gate, Hampshire SO31 7FP



Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating C
	Private Car Park		Council Tax Band B

Reasons to View

- Retirement flat with block manager, security entry phone and emergency pull cords for peace of mind.
- If you enjoy socialising, there’s a residents’ lounge on the ground floor, where you can get to know your neighbours with a board game, or even a game of darts!
- Superb location: M&S Food is just next door, and the Post Office and coffee shops are just a short walk away in Middle Road.
- Freshly decorated with a southerly facing living room window this one-bedroom top floor apartment is offered with no forward chain.
- A re-fitted shower room with panelled shower walls and fitted combination WC & basin unit gives a modern look to this flat.
- There’s a large storage cupboard in the hall and built in double wardrobes in the bedroom so we hope you’ll have plenty of storage here.

Description

This development is conveniently situated close to all the facilities in Park Gate with an M&S Simply food outlet in the BP garage nearby. There is a private car park for the use of residents which is on a first come, first served basis and communal gardens for you to enjoy. From the main reception, follow the hallway past the residents’ lounge and take the lift, or stairs up to the second floor.

The entrance hall has useful storage in the double cupboard which houses the hot water heater, and doors to the other rooms. The living room is a great size with plenty of space for a dining area and lounge suite. The UPVC double-glazed window looks out over Bridge Road to the south, making this a nice bright space. A door opens to the compact kitchen which is fitted with wood effect wall and base units with an inset stainless-steel sink and drainer and four-ring electric hob with oven under.

The bedroom has a built-in double wardrobe for storage, the ceiling is slightly sloping and there is a Velux window giving direct light. The shower room has been re-fitted with a modern suite including a double shower cubicle with electric shower and smart combi WC and basin vanity unit with storage cupboard.

In addition to the Residents’ Lounge, well-equipped laundry room and communal gardens, there is a guest room available to hire for just £12 per person per night, an easy way to cater for visiting relatives.

Other Information

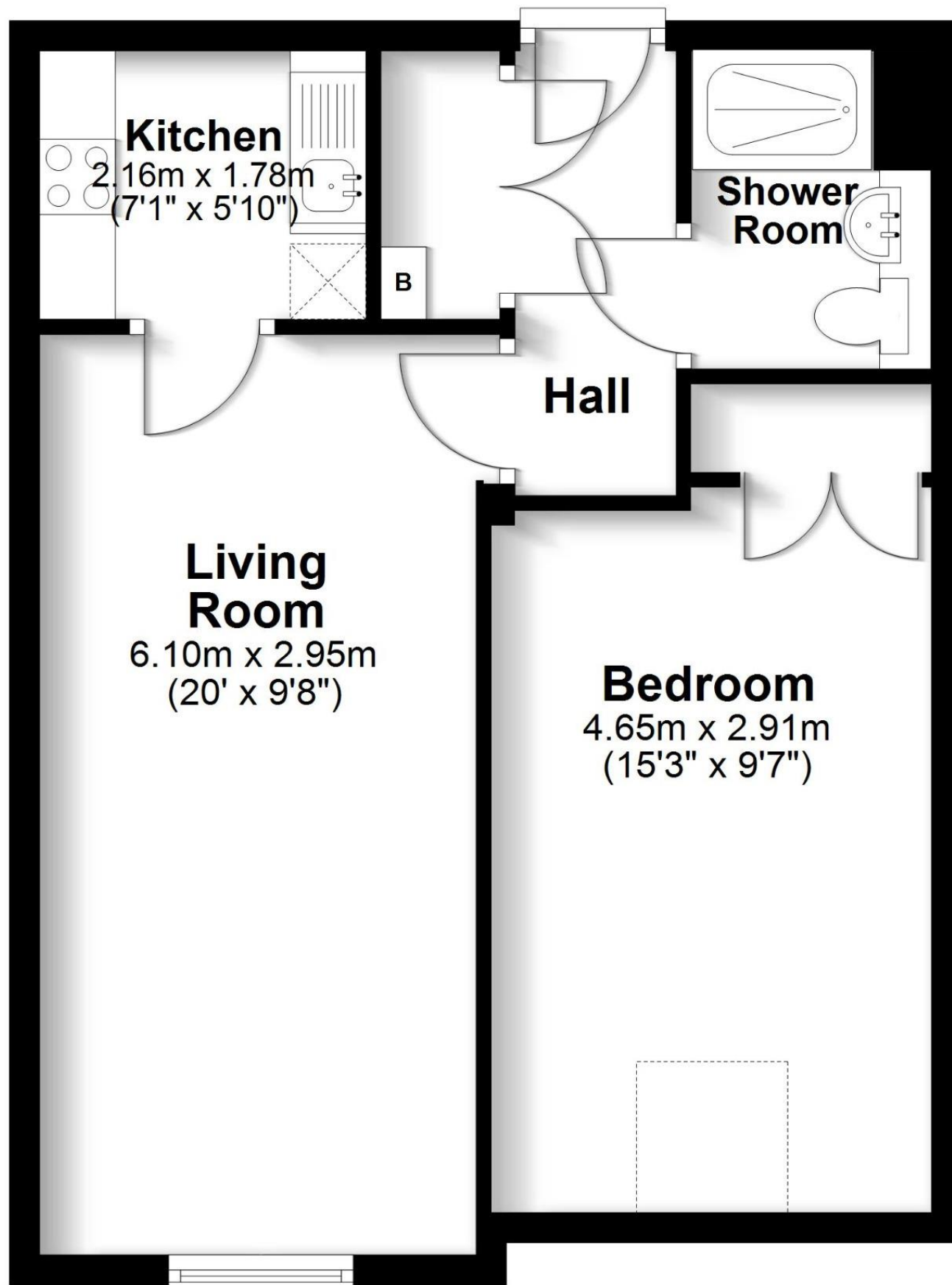
Whilst there is no forward chain, we do await the grant of probate before contracts can be exchanged. This is a leasehold property for the over 55s. The 99 year lease commenced 25 March 1989, so there are 63 years remaining. The building is managed by Grange Property Management. The ground rent is £50 PA, with a service charge of £225.64 PCM.

Directions

<https://what3words.com/wolves.rapid.declares>

Floor Plan

Approx. 46.6 sq. metres (501.9 sq. feet)



Total area: approx. 46.6 sq. metres (501.9 sq. feet)

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