



Total area: approx. 45.9 sq. metres (494.4 sq. feet)



Flat 39, Fielders Court, Kenilworth
Gardens

£139,950 Leasehold

West End, Southampton, Hampshire SO30 3HH

A bright and spacious first floor retirement apartment with balcony. Set in this very popular development within West End village. Living/dining room, kitchen, one double bedroom, shower room and large hallway. Plenty of storage. The development benefits from an on-site manager as well as having parking available, residents' lounge and beautifully cared for communal gardens.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Overview

- ONE BEDROOM RETIREMENT APARTMENT
- BALCONY
- BEAUTIFUL COMMUNAL GARDENS
- 107 YEARS LEFT ON LEASE
- LIVING/DINING ROOM
- RESIDENTS' LOUNGE
- FIRST FLOOR
- LIFT

A lovely one-bedroom retirement apartment originally built by McCarthy & Stone & situated in the sought after location of West End. The property located on the first floor of the development has a good size balcony / terrace which enjoys a southerly aspect. The accommodation comprises: living / dining room measuring 19'9 x 10'8" with doors directly to a South facing balcony, modern stylish fitted kitchen, a double bedroom with storage, and a modern shower room. Added advantages of the development include; secure video entry system, well-kept communal gardens, residents' lounge, 24 hour care line system, on-site House Manager, communal laundry room, guest suite & a lift leading to all floors.

Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.