

KINGS
ESTATES

GUIDE PRICE
£120,000

Belmont Road, Southampton, SO17 2AX **Leasehold**



Welcome to Belmont Road

Kings Estates are delighted to present this beautifully presented one-bedroom first floor retirement apartment situated within the prestigious Spitfire Lodge development by Churchill Retirement Living. Designed exclusively for the over 60s, this modern home combines independent living with a strong sense of community. The apartment features a bright and spacious open plan living and dining area with direct access to a private balcony, a contemporary fitted kitchen, a generous double bedroom with built-in wardrobes, and a stylish shower room. Residents benefit from excellent communal facilities including a welcoming owners' lounge, guest suite, wellbeing suite, and lift access to all floors. Conveniently located close to local shops, bus routes, and Southampton's mainline stations, this property offers comfort, security, and peace of mind in an elegant setting.

A Beautiful One Bedroom Retirement Apartment in a Modern Development

Kings Estates are delighted to present this exceptional one-bedroom retirement apartment situated within the highly sought-after Spitfire Lodge development, constructed by the renowned Churchill Retirement Living. Designed exclusively for the over 60s, this modern residence combines independent living with a strong sense of community, offering an ideal lifestyle in one of Southampton's most desirable retirement settings.

Located on the first floor with convenient lift access, this beautifully maintained apartment features a spacious entrance hallway leading to a bright and airy open-plan living and dining area, perfectly designed for comfort and relaxation. The living space opens directly onto a private

balcony, offering the perfect spot for morning coffee, afternoon reading, or evening drinks while enjoying the sunshine and fresh air.

The contemporary kitchen is accessed via the main living area and has been thoughtfully fitted with an extensive range of modern wall and base units, integrated appliances, and ample work surfaces, providing both practicality and style for everyday living.

The bedroom is generously sized and benefits from a large built-in wardrobe, offering excellent storage solutions without compromising on space.

The property is complete with a luxuriously appointed shower room, designed with both style and accessibility in mind, featuring high-quality fixtures and fittings suitable for comfortable, independent living.

Residents at Spitfire Lodge enjoy access to a superb range of communal amenities including a welcoming owners' lounge, an exclusive guest suite for visiting family and friends, and a health and wellbeing suite promoting relaxation and social engagement. The development also benefits from an on-site Lodge Manager, a secure entry system, and beautifully maintained communal gardens, ensuring a safe and sociable environment for all residents.

Property Details

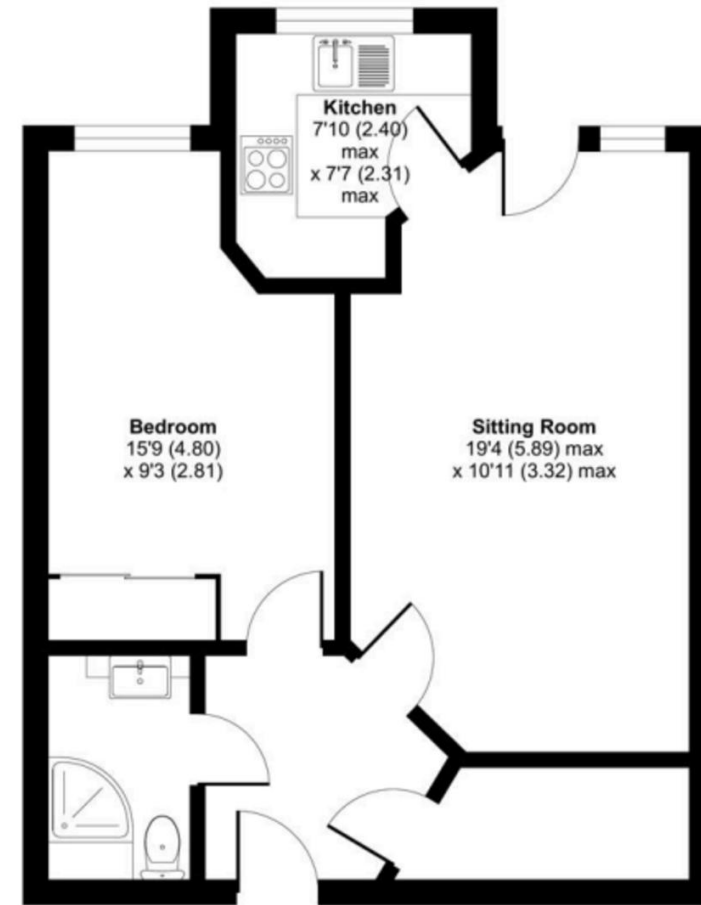
Tenure: Leasehold (approximately 992 years remaining)

EPC Rating: **84B**
Council Tax Band: **A**





Floorplan



FIRST FLOOR

Property Features

- BEAUTIFUL FIRST FLOOR APARTMENT WITH PRIVATE BALCONY
- DESIGNED EXCLUSIVELY FOR THE OVER 60s
- MODERN DEVELOPMENT BY CHURCHILL RETIREMENT LIVING
- SPACIOUS OPEN PLAN LIVING AND DINING AREA
- CONTEMPORARY FITTED KITCHEN WITH AMPLE STORAGE
- GENEROUS DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- LUXURY SHOWER ROOM DESIGNED FOR INDEPENDENT LIVING
- LIFT ACCESS TO ALL FLOORS WITH SECURE ENTRY SYSTEM
- COMMUNAL OWNERS' LOUNGE, GUEST SUITE, AND WELLBEING SUITE
- CLOSE TO LOCAL SHOPS, BUS ROUTES, AND TRAIN STATIONS

Kings Estates

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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