



Southbrook Mews
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Garden 27 - 28
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4 Southbrook Mews, Bishops Waltham - SO32 1RZ
£120,000

WHITE & GUARD

4 Southbrook Mews

Bishops Waltham, Southampton

INTRODUCTION

Set within well cared for mature communal gardens, this well presented ground floor apartment has a lovely light and airy feel throughout and has the additional benefit of being offered with no forward chain as well as also both residents and visitors parking. Accommodation briefly comprises of an entrance hall, sitting room, kitchen, bedroom, and bathroom that has recently been fitted. The block itself also offers the use of a communal lounge that is accessed via a lift from the main hallway, ideal for that coffee with friends and family. Southbrook Mews is an age restricted development which is only a short stroll away from the villages quaint High St with its range of lovely shops and amenities. The apartment is perfect for someone looking for private accommodation, that has a strong community feel.

LOCATION

The property is centrally located within Bishops Waltham village and therefore benefits from being close to a range of amenities including shops, a post office, library and several pubs. The property is also situated close to the doctor's surgery and conveniently near to regular bus services. The neighboring village of Botley benefits from a mainline railway station and all main motorway access links are within easy reach.

- WINCHESTER COUNCIL BAND B
- LEASEHOLD
- EPC RATING C
- ONE BEDROOM
- NO FORWARD CHAIN
- OVER 55's GROUND FLOOR APARTMENT
- COMMUNAL LAUNDRY ROOM
- COMMUNAL LOUNGE /KITCHEN



COMMUNAL GARDEN



INSIDE

This welcoming ground floor retirement flat is approached via a pathway leading to a covered main entrance with security system which then leads through to the door of the apartment.

The front door opens into a warm and inviting hallway, where there are useful storage cupboards to the left and a modern bathroom to the right. The bathroom is well appointed with a low-level, easy-access bath, a vanity sink unit, a heated towel rail, and a warm air heater.

Ahead and to the left is a spacious living room, painted in neutral tones and filled with natural light from a large window. An electric storage heater provides warmth, and the room offers ample space for both seating and dining areas.

Adjoining the living room is the kitchen, fitted with eye-level cupboards and bordering worktops. The kitchen comes complete with white goods, all of which are included in the sale: a washing machine, freestanding cooker, and fridge-freezer.

The bedroom, which is carpeted and decorated in neutral tones, includes bespoke built fitted furniture, and an electric heater.

The flat combines comfort, practicality, and convenience, making it an ideal choice for those seeking an easy-to-manage home within a peaceful, well-maintained development just minutes from the centre of Bishops Waltham and all its amenities.

OUTSIDE

The property benefits from well-cared for and established gardens with various seating areas, lawned areas and a variety of flowers, trees and shrubs. There is a shingled car park to the side providing both residents and visitors parking spaces.

Agent note

The vendor has informed us there are 150 years remaining on the lease. The ground rent is £525 per annum and the maintenance charge is £225 per month



SERVICES:

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach.

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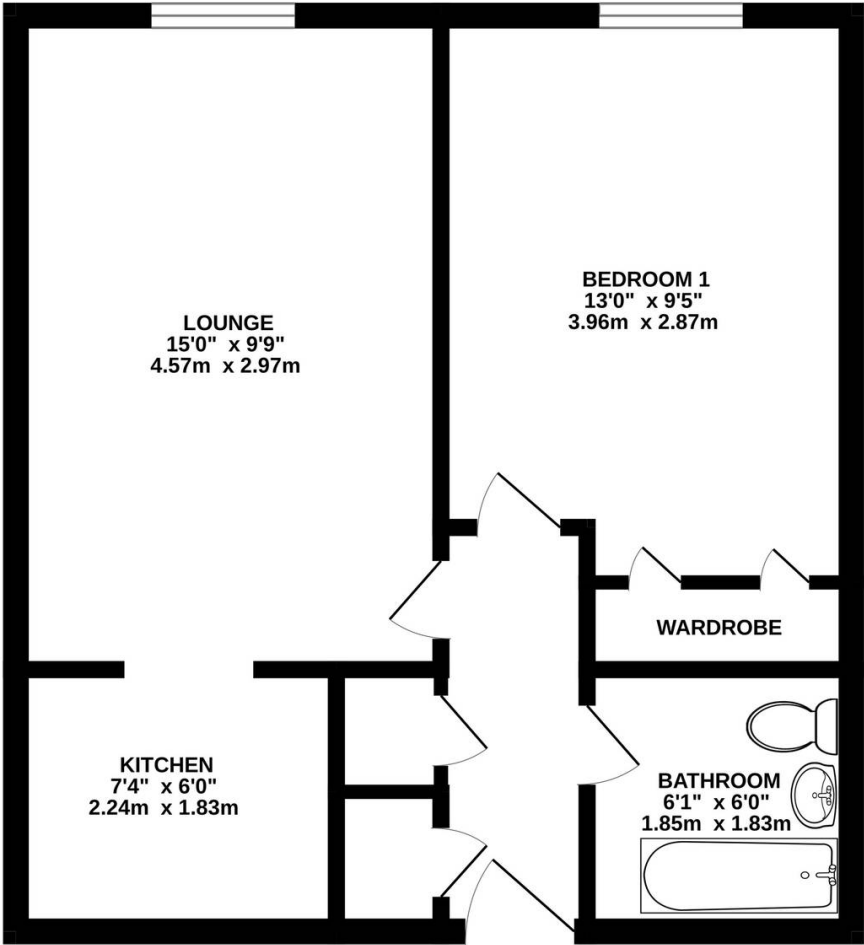
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Disclaimer

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GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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