



**£240,000**  
Leasehold

**7 Garden Mews, Warsash**  
Southampton, Hampshire SO31 9GW



## Quick View



2 Bedrooms



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating TBC



Communal Parking



Council Tax Band C

### Reasons to View

- A beautifully maintained and updated two-bedroom ground floor self-contained apartment, in an exclusive over 55's complex backing onto the River Hamble.
- You will find a nicely proportioned apartment with a re-fitted kitchen in 2022 and Karndean flooring making this move in ready. Additionally, a private courtyard garden offers private outside space.
- The two well-proportioned bedrooms share a modern shower room with a walk-in shower. Additional guest suite facilities are also on site.
- Garden Mews is a retirement-style complex in the sought-after Warsash area. Set within beautifully manicured and landscaped gardens, this really is how retirement living is meant to be.
- Walking through the welcoming entrance or park in the large car park area close at hand, access will not be a problem for you, or your visitors.
- With no onward chain and vacant possession offered, this really does tick all the 'move in ready' boxes.

### Description

Situated in a bespoke retirement complex, this apartment sits quietly just a short stroll from Warsash Village centre. Warsash offers a traditional waterside feel with local shops, a waterfront public house and a welcoming community atmosphere. Garden Mews sits back from the banks of the River Hamble with the seclusion and privacy that a small development provides. The development also offers guest accommodation so you can welcome your far-flung visitors. Throughout you will find individually controlled electric radiators. The private entrance into Garden Mews leads you to the private parking areas with lots of space for visitors. Walk through the communal gardens, and you will be led to your own front door.

The reception hall has storage for your coats and an additional airing cupboard housing the Hyco electric water heater. Walk through into the living room and the open-plan style offers light from three quarters, including the double-glazed patio doors leading you into the private courtyard garden. The kitchen, fitted in 2022, offers a good-sized working area with cupboards and drawers under, an inset four-ring electric cooker, extractor over and eye-level oven. There is an inset stainless steel sink unit, floor standing and wall-mounted storage units.

Both bedrooms have shuttered windows and independently controlled electric radiators, with the first bedroom having built-in wardrobes also. The centrally positioned shower room has a walk-in shower with glazed sliding doors, a Mira independent electric shower, wall-mounted wash hand basin, a W.C. extractor fan and wall-mounted electric heater.

Outside, the privately enclosed courtyard garden is paved and has gated access to one of the communal garden areas.

Having been beautifully maintained and updated, this beautifully kept self-contained ground floor apartment is offered with no onward chain, enabling buyers to pursue a speedy exchange of contracts and completion.

### Other Information

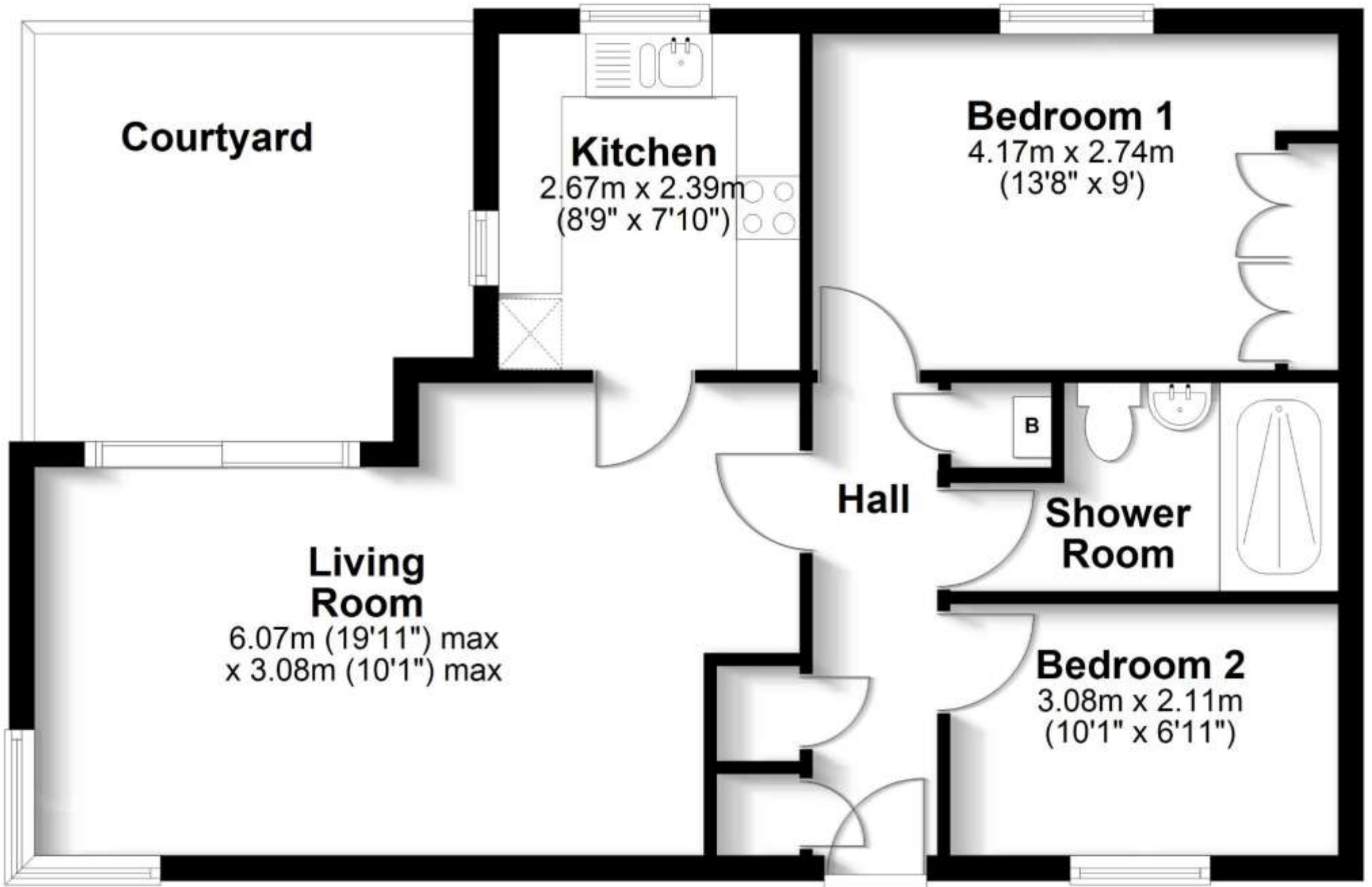
Lease length: 126 Years. Ground Rent: £400 P.A. Service Charge: £2,890 P.A. The development also offers on site facilities including its own guest suite, laundry facilities and access to a careline alarm service. Distances: bus stop 100 yards; shop 150 yards; post office 200 yards; town centre 150 yards; GP 1.5 miles.

### Directions

<https://what3words.com/arrow.tomato.apples>

## Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



Total area: approx. 55.8 sq. metres (600.6 sq. feet)

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