



Willow Mead, Wildern Lane, Hedge End, Southampton, SO30 4RB



welcome to

Willow Mead Wildern Lane, Hedge End Southampton

Fox & Sons are pleased to present this well-presented two-bedroom retirement flat with secure entry intercom, ideally located within a short walk of Hedge End village centre, benefiting from a communal garden and living room with organised activities and a separate residents' laundry room.



A well-presented two-bedroom over-55s retirement flat, ideally located within a short walk of Hedge End village centre and set within a well-maintained development.

Situated on the first floor, the property is easily accessible via a wheelchair-friendly lift. The flat is light and airy throughout, enjoying a pleasant outlook over the communal gardens. The living room is an inviting space featuring an electric fireplace, creating a cosy focal point.

The accommodation comprises two well-proportioned bedrooms, with bedroom one offering built-in wardrobes, and a bathroom fitted with a freestanding separate shower, designed for ease of use.

Residents benefit from excellent communal facilities including gardens, a communal lounge with organised activities, and an on-site laundry room. For peace of mind, the property has emergency pull cords in every room, an on-site warden control, and an out-of-hours emergency line. Residents' and visitors' parking is also available.

This property offers a secure, peaceful retirement lifestyle with excellent access to local shops, amenities, and transport links in Hedge End village centre.

Entrance Hall

Bathroom

Lounge

Kitchen

Bedroom 1

Bedroom 2

Special Features



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- Over 55's Accommodation
- Communal Garden, Communal Lounge Area with Organised Activities & Laundry Room
- Onsite Warden Control & Out of Hours Emergency Line
- Wheelchair Lift
- Residents and Visitors Onsite Parking

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 3923.14

Ground Rent: 380.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEE106266 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01489 785269



HedgeEnd@fox-and-sons.co.uk



Stirling House, 5 St. Johns Road, Hedge End,
SOUTHAMPTON, Hampshire, SO30 4AA



fox-and-sons.co.uk