



BROOK
INDEPENDENT
ESTATE AGENTS

15 Sarisbury Gate, Park Gate, SO31 7FP

The most beautifully presented & smartly finished one bedroom first floor age exclusive apartment with a show home interior, modern kitchen with window & interesting views to the West side & garden area £125,000

FEATURES AND ACCOMMODATION

- Why pay a premium for a brand new retirement apartment when this immaculate first floor apartment has the most superior quality interior providing added luxury and comfort
- The kitchen is stunning, it's so well planned providing excellent storage and a touch of luxury finished with beautiful modern high gloss units, a BOSCH eye level double oven, larder fridge freezer, kick board LED lighting and a fold out table, it's certainly a stand out feature visitors will admire, its user friendly and just the right size to enjoy pottering in and watching the comings and goings from the kitchen sink out to the gardens
- The bedroom is a generous double with Hammonds style fitted wardrobes and a feature wall
- A contemporary floating fireplace is a statement piece in the living room diner to arrange furniture around and enjoy relaxing in front of in the colder months
- The shower room is very on trend with a tiled with double cubicle and care seat, heated towel rail and fitted vanity unit in heritage blue
- Neutrally decorated with quality modern carpeting, smooth ceilings and plantation style fitted shutters throughout this apartment certainly has a classic timeless sophistication
- Perfectly positioned on the first floor there is a handy communal lift if you don't want to take the stairs





Brook Independent Estate Agents are delighted to present to the market this immaculately presented one bedroom first floor apartment with a lovely aspect and view over the gardens and locality. Sarisbury Gate is an age exclusive retirement development, well maintained and set in secluded grounds screened by high evergreen hedging with onsite parking and a pretty entrance area. Internally, the communal areas are very fresh and uplifting with a lovely modern finish a great place for those wishing to spend time socialising, participating in organized events or just having tea overlooking the gardens. The development is perfectly situated in the most convenient of locations for pedestrian access to local shops and amenities at Park Gate – there are banks, a mini Marks and Spencer Food store, Sainsbury's and Co-op plus hairdressers, bakery and Opticians all just a short stroll away. There is a handy hopper bus connecting the local area and transport links to Fareham, Southampton, Portsmouth and Whiteley, plus a mainline station close by. Further shopping and community facilities are available at the Locks Heath Centre with its array of independent shops, popular coffee house and Waitrose Supermarket. All of these attributes make this the most perfect location for those looking for a low maintenance, active independent lifestyle with peace of mind.

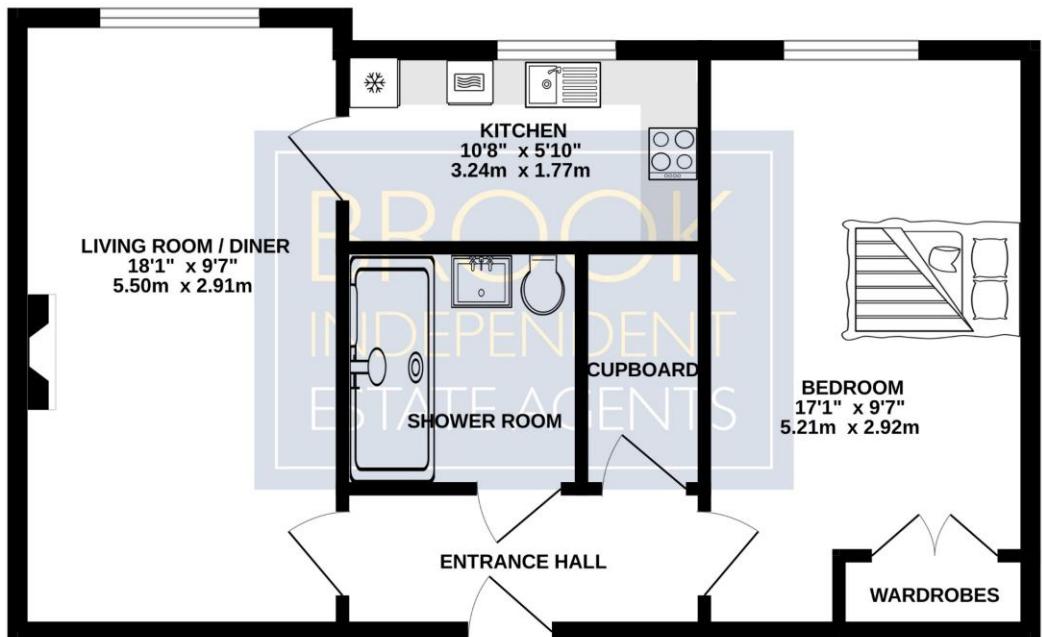
The property is offered in 'turn key' condition, the carpets are rich, warm and welcoming and the décor fresh and modern throughout. From all rooms one has a lovely view of the gardens, due to the aspect the light streams in only enhancing the feeling of space and warmth. The main bedroom is a generous size with the added benefit of a quality range of fitted bedroom furniture. The shower room is nicely tiled with a double shower cubicle and additions such as a care seat for added comfort. Unusually the kitchen is a good size well fitted with smart arrangement of units with lighting metro tiling, quality BOSCH eye level double oven plus an integral fridge freezer, there's a handy fold out table too plus the added advantage is the window over the kitchen sink to the garden. The living diner is a relaxing versatile space providing ample room for lounge furniture and a table if required all arranged around the feature focal fireplace.

In summary, a rare addition to the market, an exceptionally well presented, modern first floor age exclusive apartment with a show house interior set in the most convenient of locations. An early inspection is recommended and viewings are strictly by appointment.





FIRST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Brook, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

BROOK
INDEPENDENT
ESTATE AGENTS

33 Middle Road, Park Gate, Southampton SO31 7GH
Tel: 01489 885500 admin@brookindependent.co.uk
www.brookindependent.co.uk

 **rightmove**.co.uk
The UK's number one property website