

£230,000
Leasehold

7 Garden Mews, Warsash

Southampton, Hampshire SO31 9GW





Quick View

2 Bedrooms

1 Living Room

Retirement Property

Communal Parking

No Garage

1 Bathroom

EPC Rating D

Council Tax Band C

Reasons to View

- Warsash Village on your doorstep – Enjoy an easy walk to the local shops, cafés, pubs and waterfront, with a bus stop close by.
- Your own front door – A ground floor apartment with direct access from the gardens, rather than through a communal hallway.
- A private courtyard garden – Your own enclosed outdoor space, with room to sit and relax and a gate leading to the attractive communal gardens.
- A lovely light-filled living room – A spacious living and dining area with windows on several sides and patio doors opening directly onto the private courtyard.
- Updated and ready to move into – A refitted kitchen, modern shower room, Karndean flooring and two good-sized bedrooms.
- Extended lease and no forward chain – Approximately 146 years remaining on the lease, making this a straightforward option for buyers looking to move without a lengthy chain.

Description

A well-presented two-bedroom ground floor retirement apartment with its own front door and private courtyard garden, just a short walk from Warsash Village centre. Offered with no forward chain and the benefit of an extended lease.
If you're thinking of downsizing but don't want to give up your independence, outside space or the convenience of having everything close by, this apartment at Garden Mews could be just what you're looking for.
Tucked away within an attractive, established development exclusively for the over-55s, the apartment enjoys a peaceful setting surrounded by well-maintained communal gardens, yet Warsash Village centre is only a short, level walk away.
One of the features that makes this apartment a little different is its own private front door, accessed directly from the gardens rather than through a communal hallway. Being on the ground floor also means there are no stairs to negotiate, and the private paved courtyard provides a pleasant spot to sit outside or enjoy a little gardening.
The living and dining room is particularly light and bright, with windows on several sides and patio doors opening directly onto the private courtyard, creating a lovely connection between the indoor and outdoor space.
The kitchen was refitted in 2022 and provides a practical, modern working space with an eye-level oven, electric hob and plenty of cupboards and drawers, complemented by Karndean flooring.
There are two bedrooms, both with attractive window shutters, with fitted wardrobes in the main bedroom. The second bedroom offers flexibility as a guest room, study or hobby room. The modern shower room has a walk-in shower, while the entrance hall provides useful additional storage, including an airing cupboard.
Outside, the development is particularly well cared for, with established gardens and plenty of greenery. There is also unallocated parking for residents.
Garden Mews offers the reassurance of a retirement development without compromising on independence. Residents have access to useful facilities, including a guest suite for visiting family and friends, communal laundry facilities and a careline alarm service.
With **approximately 146 years remaining on the extended lease**, no forward chain and an interior that has been carefully maintained and updated, this is an opportunity to move into a comfortable, manageable home in one of the area's most popular waterside villages.

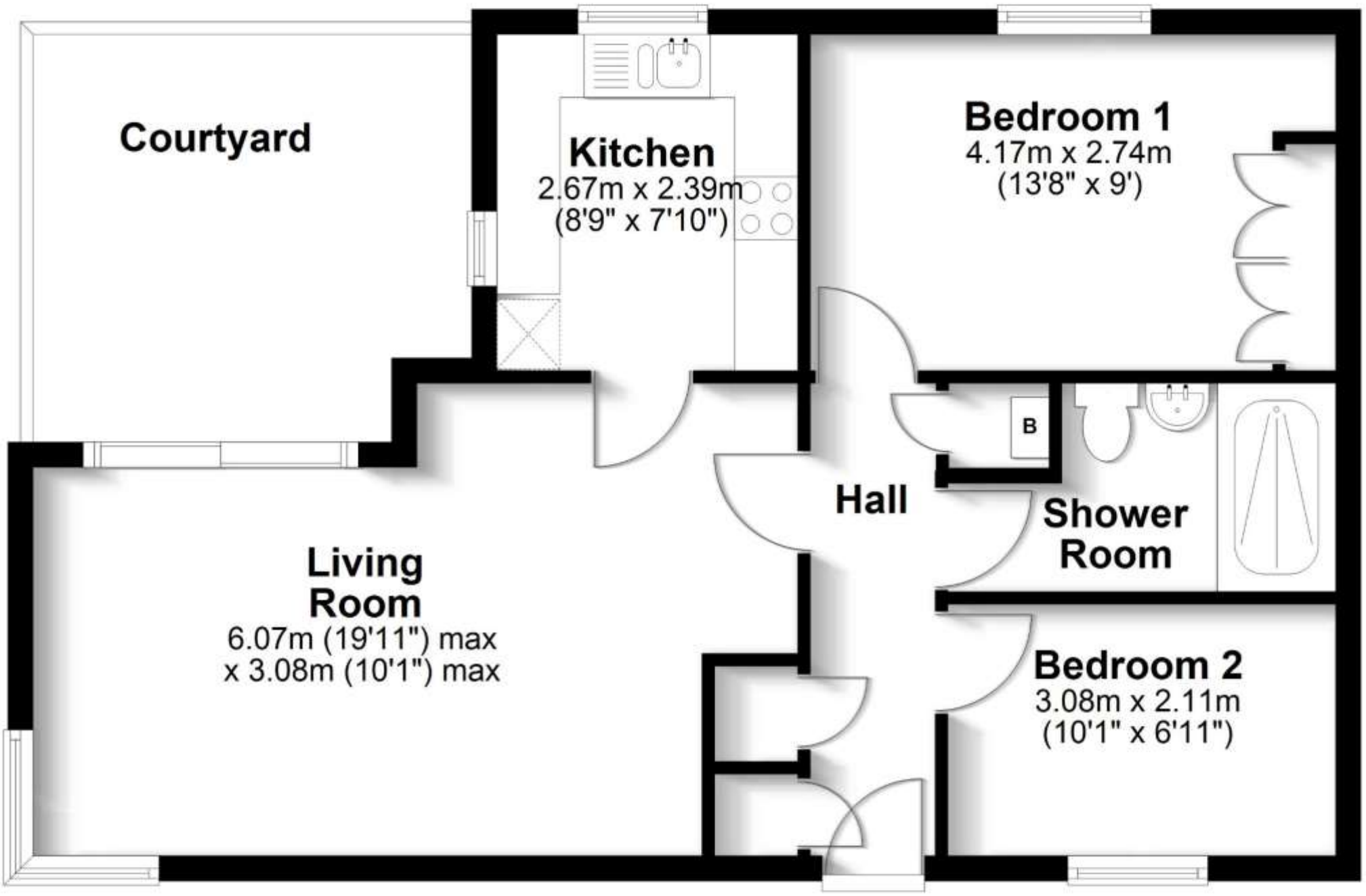
Please note that some images have been enhanced using AI technology.

Lease Information: Commencing on August 1983, and extended with 146 years remaining. Ground Rent: £400 P.A. in two 6 monthly payments. 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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