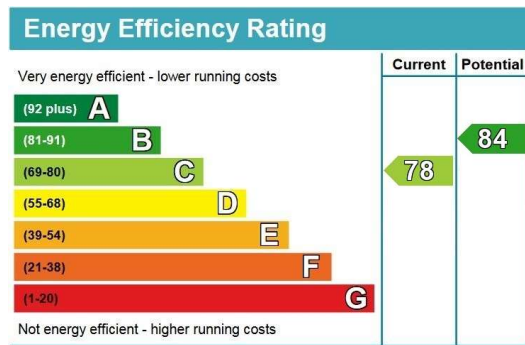




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023 8023 3288
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Flat 27, Victoria Lodge, 121-127 Highfield Lane, Southampton, Hampshire, SO17 1NF

2 bedrooms £75,000 Leasehold

DESCRIPTION

Situated within this popular retirement development in the heart of Portswood, this first floor spacious apartment is offered for sale in good decorative order which offers a light welcoming environment with thoughtfully appointed accommodation. A particularly spacious sitting/dining room as well as two double bedrooms, a bathroom and a well applanced kitchen. As well as the thoughtfully appointed accommodation and extremely convenient location there are a number of other communal facilities enhancing the living environment. Those include an on-site lodge manager available five days a week, a superbly appointed communal lounge and kitchen for social events, a private gated car park, guest suite facility and a care line system which is operated 24 hours a day and 365 days of the year. Due to the combination and those looking for an age restricted apartment which offers a welcoming environment with a strong community are advised to make the earliest of inspections.

LOCATION

Victoria Lodge is located on Portswood Road just to the north of Portswood which provides good access into the Southampton University Campus, local shops are close by as are the larger shopping centres of Portswood and Swaythling High Road. Swaythling rail station is close by and Thomas Lewis Way provides access north to Junction 5 of the M27. Southampton City Centre is just a couple of miles south of Highfield Lane.

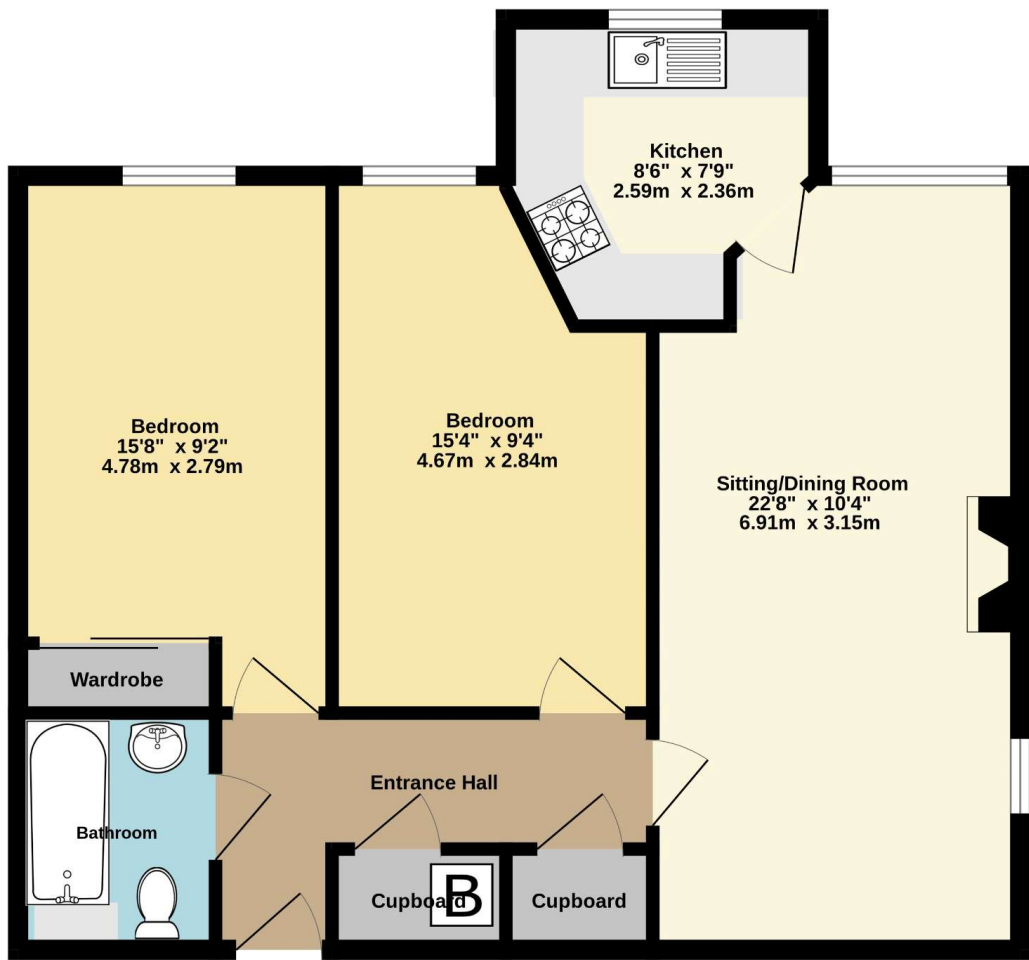
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



Ground Floor
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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ENTRANCE HALL: Two useful storage cupboards, one housing hot water heater. Access to principal accommodation. SITTING/DINING ROOM 22' 8" (6.91m) x 10' 4" (3.15m): A particularly spacious dual aspect room with a light and airy feel and centres around a feature fireplace with an electric fire. Double glazed windows to front and side elevation. Access to:- KITCHEN 8' 6" (2.59m) x 7' 9" (2.36m): Offering a range of eye and base level units with work surfaces over and tiled splash backs. Built-in oven with electric hob and extractor hood over. Built-in under counter fridge and freezer. Double glazed window offering light and ventilation. BEDROOM ONE 15' 8" (4.78m) x 9' 2" (2.79m): A generously proportioned double bedroom with double glazed window providing natural light as well as built-in mirror fronted wardrobes providing useful storage. Wall mounted electric heater. BEDROOM TWO 15' 4" (4.67m) x 9' 4" (2.84m): Double glazed window. Wall mounted electric heater. This room is also a generously proportioned double bedroom. BATHROOM: Fitted suite comprising; panelled bath with shower over, vanity hand basin and low level w.c. Convector heater. Extractor fan. Textured and coved ceiling. Tiled splash backs. OUTSIDE: The property is situated in well tended communal grounds with a gated secure car park offering communal parking. In addition there is a delightful communal residents lounge and kitchen area for hosting a variety of social events organised by both the lodge manager and also the residents. AGENTS NOTE: Victoria Lodge requires at least one apartment resident to be over the age of 60 with any second resident being over the age of 55 and landlord consent is required, so completion can only take place after landlord consent is obtained. Service charges include the careline system, buildings insurance, water and sewage rates, communal rooming, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund. In addition to the use of the guest suite, residents also have the ability to utilise any of the Churchills residents suites throughout all of Churchill Living developments across the country. Prices for the use of these suites are available from the lodge manager.	TENURE Leasehold. Remaining Lease Term: 107 Years. Maintenance/Service Charge: £3,552.72 p.a. Ground Rent: £731.08 p.a. COUNCIL TAX Southampton City Council BAND: C CHARGE: £2,116.87 YEAR: 2026/2027 REFERENCE S8556/LT/131026/D1 SERVICES Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons. VIEWING Please telephone Pearsons to arrange a mutually convenient appointment to view this property. DIRECTIONS From our office in London Road proceed in a northerly direction along The Avenue and take a right hand turning into Westwood Road. Continue to the end of Westwood Road turning left into Brookvale Road, proceed to the end and turn right onto Highfield Lane. Take the second left into Shaftesbury Avenue.
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