



£65,000
Leasehold

1 Linden Court, Park Gate

Southampton, Hampshire SO31 6AZ



Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating D
	Communal Parking		Council Tax Band A

Reasons to View

- Being on the ground floor, you have easy access with your very own front door. The communal parking is also very close by, perfect for bringing in the shopping.
- Open your own front door onto the gloriously kept gardens and have a chat with your new neighbour whilst enjoying the beautiful surroundings.
- The white bathroom suite is fitted with a traditional bath, basin and W.C. with each room having the emergency pull cord system.
- You will have plenty of storage courtesy of the hall cupboards and a built-in wardrobe tucked away in the bedroom.
- With an on-site development manager and out-of-hours Careline alarm service, you will have peace of mind that there is someone to contact if you need them.
- Having recently been decorated, and new carpets fitted, this really is good to go and available now ready for its new owner.

Description

Linden Court is only half a mile stroll from the shops at Park Gate and less than a mile to the Locks Heath Centre, which boasts individual shops and, of course Waitrose for the big shop. To the front of the development, parking is available on a first-come, first-served basis. The development sits within beautifully manicured gardens, and an attractive enclosed courtyard sits snugly behind the main building. Communal facilities include a residents’ lounge, laundry and guest bedroom available at a small additional charge, perfect for visiting friends or family.

The apartment, having been newly decorated and re-carpeted, is situated at the front of the block and overlooks the main entrance, so you will be able to see the coming and goings throughout the day. The entrance hall is quite spacious with a built-in airing cupboard for all the linen and towels as well as a cloaks' cupboard. A door leads into the living room which, with a window as well as a door onto the outside communal garden. A doorway accesses the kitchen with a window looking out to the car park area, there is a built-in oven & hob and a range of fitted cupboards giving plenty of storage and an integrated full-height fridge /freezer. You also have the internal main entrance available.

Back off the hallway, you’ll find the bedroom and bathroom. The bathroom is fitted with a white suite, extractor and fan heater. The bedroom has a built-in wardrobe for storage.

Other Information

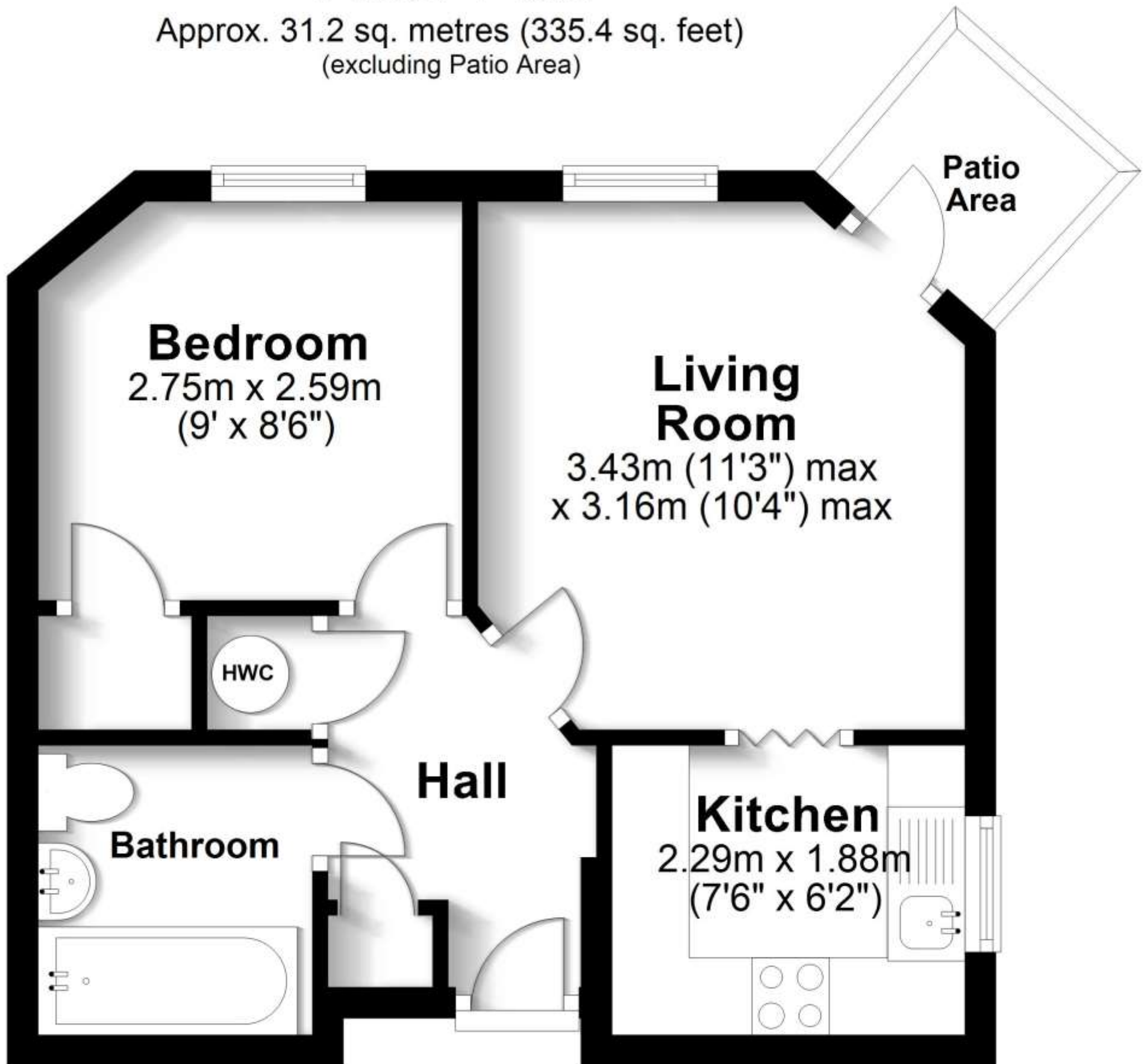
This is a leasehold property managed by Churchill Estates Management. The 99-year lease commenced on 24th June 1987, and the service charge is currently £2,500.00 per year. This is reviewed annually by the residence and the Estate Management. On sale there is a service charge contribution of 1% of your original purchase price, for each year of ownership.

Please ask if you would like a copy of the lease. Subletting is not permitted.

Directions <https://what3words.com/sinkhole.dividing.pushover>

Floor Plan

Approx. 31.2 sq. metres (335.4 sq. feet)
(excluding Patio Area)



Total area: approx. 31.2 sq. metres (335.4 sq. feet)

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Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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