

Flat 35 Willow Mead, Wildern Lane, Southampton, SO30 4RB



Property overview

Guide Price £125,000

A purpose built two bedroom first floor flat, ideally located for the shops and amenities of Hedge End village, main bus routes, doctors' surgery, retail park and the M27 road links.

Willow Mead is an over-55's retirement development which features a live-in house manager, state of the art Tunstall alarm/call/door system, residents' lounge, and free to use laundry room.

The accommodation offers a 15'5" lounge, a separate kitchen, hallway with two storage cupboards, a shower room, a main bedroom and a second bedroom (currently furnished as a dining room).

The property also benefits from double glazing, communal gardens, residents parking, c. 90 year lease and no forward chain.

We are working in conjunction with the managing agents 'Premier Property'. Contact us to arrange a viewing with the house manager.



Accommodation

Entrance Via:

Communal front door to communal hallway, lift and stairs to first floor, front door to:

Entrance Hall: 13' 7" x 9' 9" (4.14m x 2.97m)

Hatch to loft space, night storage heater, doors to accommodation and doors to two storage cupboards:

Cupboard One/Airing Cupboard: 32' 2" x 3' 0" (9.80m x 0.91m)

Slatted shelving providing storage, immersion hot water tank.

Cupboard Two: 4' 0" x 0' 0" (1.22m x 0.00m)

Shelving, providing storage, housing consumer unit.

Lounge: 15' 5" x 11' 2" (4.70m x 3.40m)

Window to front aspect, electric fire with feature hearth, night storage heater, arch opening to:

Kitchen: 8' 8" x 6' 6" (2.64m x 1.98m)

Window to front aspect, range of eye and base level units, stainless steel sink/drain, space oven and space for full sized fridge/freezer.

Inner Hall: 9' 9" x 2' 11" (2.97m x 0.89m)

Smoke alarm, night storage heater, doors to accommodation.

Bedroom One: 11' 2" x 8' 7" (3.40m x 2.61m)

Window to front and side aspect, modern electric radiator, carpet.

Bedroom Two (Currently Dining Room): 9' 10" x 8' 0" max into door recess (2.99m x 2.44m)

Window to side aspect, modern electric radiator, carpet.

Shower Room: 6' 7" x 6' 1" (2.01m x 1.85m)

Ceiling mounted extractor fan, Part tiled walls, shower enclosure with TRITON electric shower and handheld attachment over, ladder style towel radiator, pedestal wash hand basin, WC.

Externally:

There are two car parks for residents and established communal gardens mainly laid to lawn with established shrub and plant borders.

Live In Development Manager:

The managing agent employs a development manager who has an office within the development. He deals with the general management of the block and is also there to provide support for the residents with regards to the building, infrastructure, and security/safety etc.

24 Hour Security/Safety System (Tunstall):

This provides a direct connection from each flat to the development manager, backed up by a 24 Care line system. There are alarm pull chords in each room and a central control panel in each flat. The control panel also serves as a security entry phone system for the communal front doors.

Lease Length:

(TBC) 125 years from 1988. (89 years approx remaining)

Service Charge:

£3,825.22 per annum (payable monthly, as one lump sum or 6 monthly). This includes (but is not limited to) On site manager, 24 hour care alarm system, free use of laundry facilities, mains & waste water charges, buildings insurance, general block & grounds maintenance, window cleaning etc.

Ground Rent:

£380 per annum (payable monthly, as one lump sum or 6 monthly)

Photography





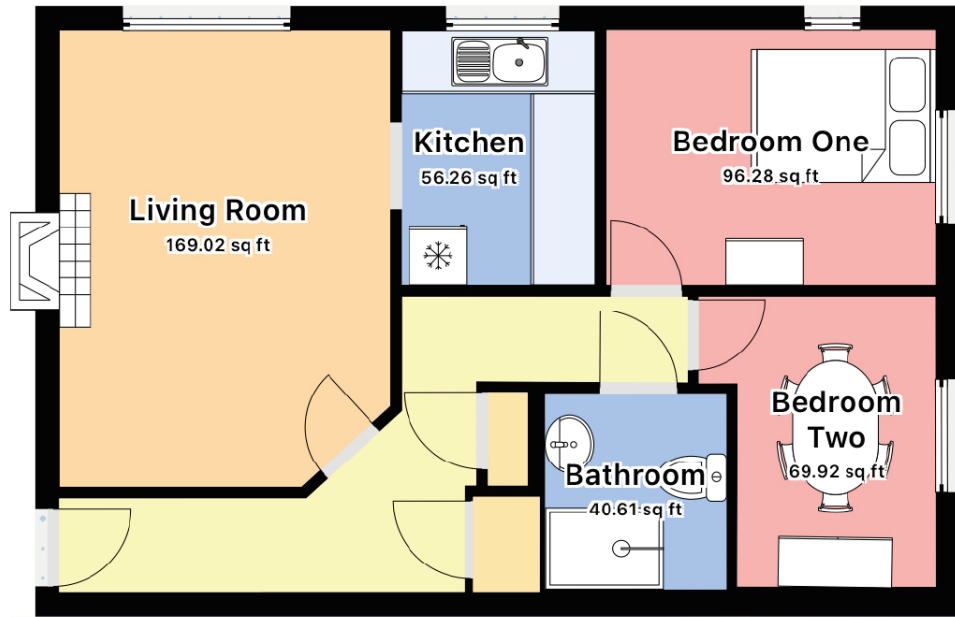








Floor Plan



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EPC

| | | | |
|---|---------------|---------------------|--------------------------|
| Flat 35 Willow Mead Wildern Lane SOUTHAMPTON SO30 4RB | Energy rating | Valid until: | 25 June 2035 |
| | D | Certificate number: | 0330-2581-2570-2095-6241 |

| | |
|------------------|------------------|
| Property type | Top-floor flat |
| Total floor area | 51 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

26/06/2025, 09:33 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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