Connells

Chestnut Lodge Sherwood Close Southampton

Chestnut Lodge Sherwood Close
Southampton SO16 7NT

for sale
£95,000

Property Description

This over 55's development, with services of a house manager, comprises of a lounge/dining room, separate kitchen, one bedroom and a three-piece shower suite. The property also benefits from electric heating, double glazing, residents lounge, laundry room, direct access out to the communal gardens and communal parking. A viewing is highly recommended to truly appreciate the accommodation we have on offer here on Chestnut Lodge.

Southampton City Centre is particularly popular due to the shopping and restaurant facilities of the high street, there are also the shopping centres of West Quay and The Marlands close by. The nearby recreational options include Southampton sports centre and the historical Southampton Common. The Common is popular all year round, offering 300 acres of parkland easily accessible, just a few minutes' walk away. Southampton also has excellent road and rail links with easy access to the M3 and M27 motorways and there is a direct line into London Waterloo from Southampton Central station.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Secure Communal Entrance

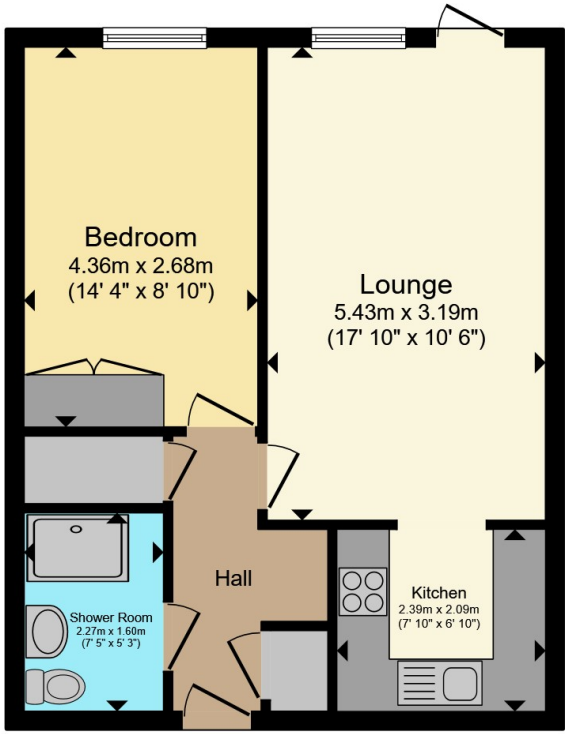
Flat Entrance

Lounge/Dining Room
17' 10" x 10' 6" (5.44m x 3.20m)

Kitchen
7' 10" x 6' 10" (2.39m x 2.08m)

Bedroom
14' 4" x 8' 10" (4.37m x 2.69m)

Shower Room
7' 5" x 5' 5" (2.26m x 1.65m)



Total floor area 45.5 m² (490 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax Band: B

Service Charge: 3461.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313152

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.