



£65,000
Leasehold

17 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

- This over 55's retirement development has beautifully kept communal gardens and facilities, including a residents' lounge, laundry and guest bedroom available to hire.
- The balcony will give you the perfect spot to sit and enjoy the afternoon sunshine or perhaps have a few pots for colour and watch the world go by.
- The modern white bathroom suite is fitted with a shower cubicle in place of the bath for easy access.
- You won't be short on storage by having a built-in cloaks' cupboard, airing cupboard and a full-height wardrobe in the bedroom too.
- 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.
- With no forward chain to delay a sale, you could be moved in, in no time if your solicitor is on the ball.

Description

Linden Court is just a half a mile stroll from the shops at Park Gate and less than a mile to the Locks Heath Centre and Waitrose. At the front of the block there is parking available on a first-come, first-served basis and an attractive manicured courtyard leading to the main entrance. 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 re-decorated in the past 12 months, 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 the door onto the small balcony. This is a light, bright room. A sliding door 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.

Back off the hallway, you'll find the bedroom and bathroom. The bathroom has been refitted with a white suite and shower cubicle in place of the bath. The bedroom has a built-in wardrobe for storage.

Other Information

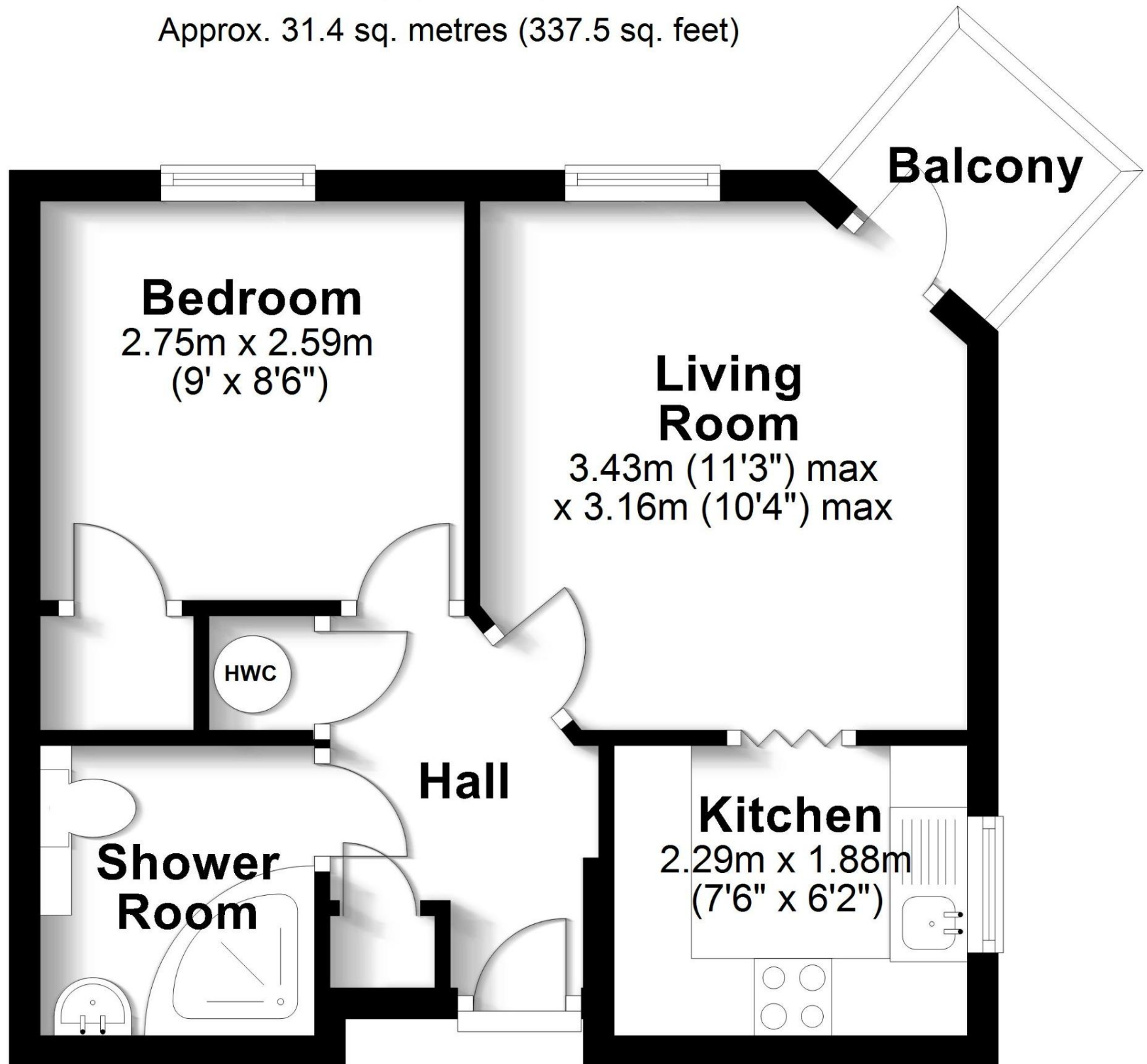
This is a leasehold property managed by Churchill Estates Management. The 99-year lease commenced 24 June 1987, the service charge is currently £2,500.00 per year. This is reviewed annually by the residence and the Estate Management. There is an event fee of 1% of the sale price upon sale. Please ask if you would like a copy of the lease. Subletting is not permitted.

Directions

<https://what3words.com/studs.stated.playroom>

Floor Plan

Approx. 31.4 sq. metres (337.5 sq. feet)

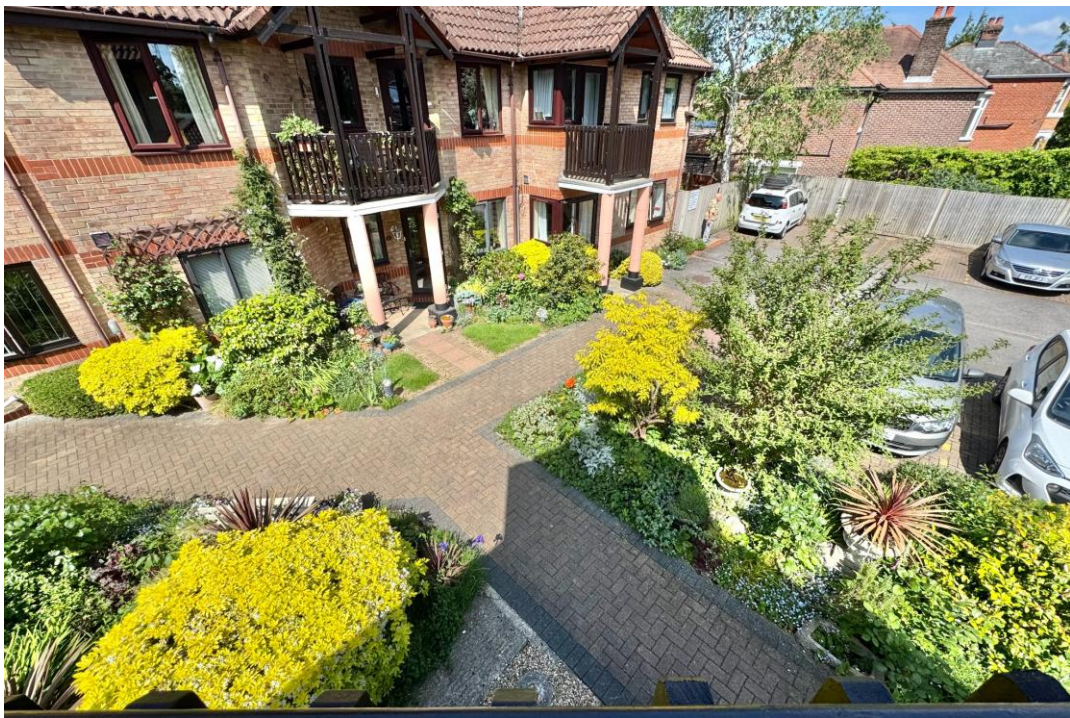


Total area: approx. 31.4 sq. metres (337.5 sq. feet)

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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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