



Connells

Lincoln Court Sharon Road
West End Southampton

Lincoln Court Sharon Road West End Southampton SO30 3RF

For sale offers in excess of
£150,000



Property Description

Retirement Apartment for Sale - Lincoln Court, Sharon Road, Southampton (Over 55s)

A spacious two-bedroom retirement apartment located in the popular Lincoln Court development on Sharon Road, Southampton, exclusively for residents aged 55 and over.

The property offers well-proportioned accommodation comprising a bright lounge, fitted kitchen, two bedrooms, and a bathroom. The apartment benefits from double glazing and electric heating throughout, providing comfortable and low-maintenance living.

Lincoln Court offers excellent communal facilities including beautifully maintained residents' gardens, a communal lounge for socialising, residents' parking, and the added reassurance of an on-site warden.

This is an ideal opportunity to enjoy independent living within a friendly and well-maintained retirement community, conveniently located close to local amenities and transport links.

Entrance Hall

Built in cupboard.

Lounge

Double glazed window and door to rear aspect leading to a private patio area and well-maintained communal garden.

Kitchen

Wall and base units with space for appliances.

Bedroom 1

Double glazed window to rear aspect. Fitted wardrobe.

Bedroom 2

Double glazed window to front aspect.

Bathroom

Wash hand basin. WC. Shower cubicle with electric shower.

Outside

Well maintained communal garden with benches and seating areas.

Parking

Parking for both residents and visitors.

Agent Notes

"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."

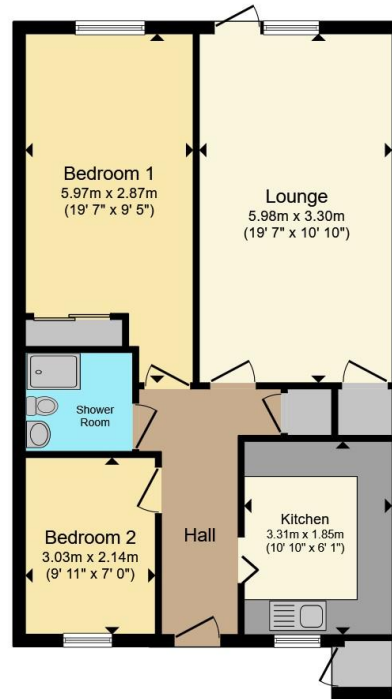
Key Features

- Two-bedroom retirement apartment (Over 55s)
- Spacious lounge
- Fitted kitchen
- Bathroom
- Double glazing
- Electric heating
- Communal residents' lounge
- Beautifully maintained communal gardens and residents' parking









Floor Plan

Total floor area 65.2 m² (702 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

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To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: C

Council Tax
 Band: C

Service Charge: 287.95 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107471

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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