



BROOK
INDEPENDENT
ESTATE AGENTS

34 Sarisbury Gate, Dove Gardens, Park Gate, SO31 7FP

A one bedroom age exclusive top floor apartment with lift set on the westerly side providing lovely far reaching treetop views of the locality

£75,000

ACCOMMODATION & FEATURES

- Select 55 plus Private Retirement Development
- Communal Entrance Hall & Day Room
- Spacious Personal Living Accommodation
- Well Proportioned Master Bedroom with Excellent Wardrobe Storage plus Additional Hallway Storage
- Fully Tiled Shower Room with Double Shower Cubicle
- Communal Washing Room
- Living Room Diner with View Across the Locality and Beautiful Skyline Sunsets
- Kitchen with Integrated Cooker & Hob plus Space for White Goods
- Neutrally Decorated
- No Chain
- Car Parking
- Short Walk to Local Shops, Minimarkets such as Sainsburys Co-op M&S and other Essential Amenities & Transport Links



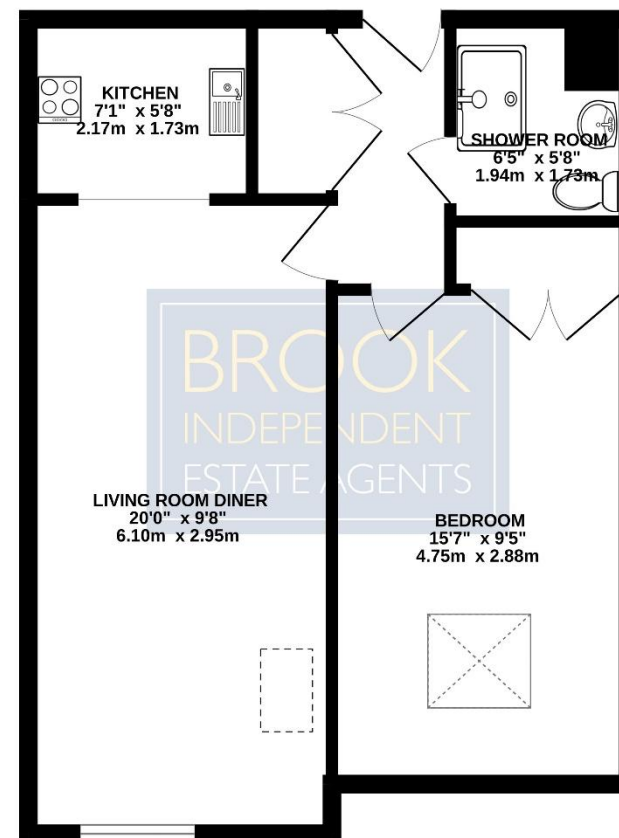


Brook Independent Estate Agents are delighted to present to the market this well situated second floor one bedroom apartment situated in a small, select fifty five plus retirement development. Sarisbury Gate is well maintained and set in secluded grounds screened by high evergreen hedging with onsite parking and a pretty entrance area. Internally, the communal areas are very fresh and uplifting with a lovely modern finish. The development is perfectly situated in the most convenient of locations for pedestrian access to local shops and amenities at Park Gate – there are banks, a mini Marks and Spencer Food store, Sainsbury's and Co-op plus hairdressers, bakery and Opticians a short stroll away. As are the hopper bus routes to the local area and main routes into Southampton, Portsmouth and Whiteley, plus there is a mainline station close by, as is further shopping at the Locks Heath Centre with its array of independent shops, popular coffee house and Waitrose Supermarket. All of these attributes make this the most perfect location for those looking for a low maintenance, active independent lifestyle with peace of mind of a visiting on-site warden.

The apartment is situated to the west side of the development with all the essential one requires for level living without the expensive price tag and set in a convenient spot - an early inspection is highly recommended.

Council tax band B
Lease 63 years remain of a 99 year lease
Grange Property Management
Service charge £225.64 p.c.m. approx
Ground rent £50.00 pa approx





TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

BROOK
INDEPENDENT
ESTATE AGENTS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Brook, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

33 Middle Road, Park Gate, Southampton SO31 7GH
Tel: 01489 885500 admin@brookindependent.co.uk
www.brookindependent.co.uk

 **rightmove.co.uk**
The UK's number one property website