



Willow Mead, Wildern Lane, Southampton, SO30 4RB

Chain Free £160,000

Set within well-maintained communal grounds, this light and airy first-floor apartment is exclusively for residents aged 55 and over. The property offers two double bedrooms, a fitted kitchen, a spacious double-aspect lounge, and a bathroom fitted with a modern white suite. Additional benefits include off-road parking and attractive communal surroundings.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A 2 bedroom first floor apartment situated in a block for the over 55's.

The property is accessed via a security entry phone door, where stairs or a lift take you to the first floor where the subject apartment is located.

Accessed via a solid panel door into

Entrance Hallway

Textured ceiling, coving, ceiling light point, emergency pull cord system. Wall mounted night storage 'Dimplex' heater.

A cupboard opens providing useful shelving and storage.

All doors are of a solid panel design.

Lounge 18'6" into bay x 10'0" (5.64 into bay x 3.05)

Textured ceiling, coving, two wall light points, provision of power points, television, wall mounted 'Dimplex' night storage heater. Walk in upvc double glazed bay window and upvc double glazed door to the side aspect. The room centres on an electric fireplace with mantle and surround.

From here an archway leads through to the kitchen.



Kitchen 11'7" x 5'11" (3.54 x 1.81)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc and pair of taps. Space for a tall fridge / freezer, space for a free standing cooker, space and plumbing for an automatic washing machine.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect.



Master Bedroom 11'0" x 9'5" (3.36 x 2.89)

Textured ceiling, coving, two wall light points, upvc double glazed window to the rear aspect, provision of power points. Built in double wardrobe providing hanging rail and shelving over.



Bedroom 2 13'1" x 6'3" (3.99 x 1.91)

Textured ceiling with coving, wall light point, upvc double glazed window to the side aspect, provision of power points and telephone point.



Shower Room 7'3" x 5'3" (2.22 x 1.62)

Textured ceiling with coving, ceiling light point, access to the roof void, electric heated towel rail. Pedestal wash hand basin,

close coupled wc, quadrant shower enclosure with glass and chrome sliding doors, 'Myra' advanced electric shower, ceramic glazed tiling to full height and to half height thereafter.



Parking

Off road is available.

Council Tax Band B

Tenure

Tenure details

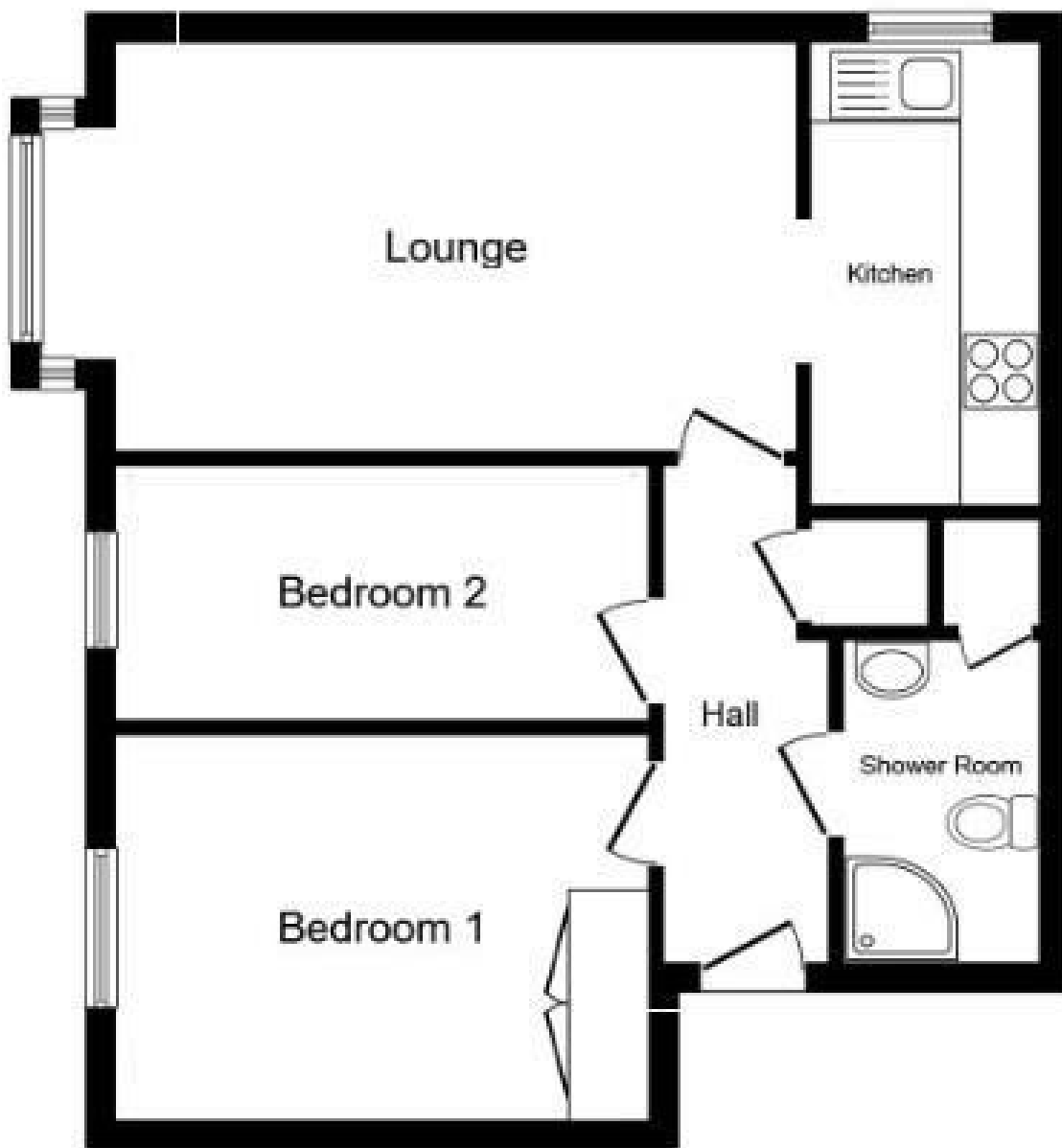
Maintenance charge £4,175 per annum

Ground rent £380.00 per annum

Leaser 88 years remaining

These details will need to be verified by the vendors solicitors





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	