£195,000

Leasehold

32 Beck Lodge , 8 Botley Road

Park Gate, Southampton, SO31 1EZ

Quick View

1 Bedroom	Not Applicable
1 Living Room	1 Bathroom
Flat	EPC Rating B
Residential Parking	Council Tax Band C

Reasons to View

- A superb lifestyle awaits, with the elegant Owners' Lounge providing a welcoming space to relax, socialise and enjoy the company of fellow residents over a coffee.
- Offered for sale with no forward chain, this move-in-ready property provides an excellent opportunity for buyers looking to make a straightforward and hassle-free move.
- A truly enviable position within the development, enjoying delightful views over the beautifully maintained communal gardens from your very own private balcony.
- Park Gate shops are conveniently located just 0.2 miles away, offering a range of everyday amenities within an easy, level walk.
- Designed specifically for the over-60s, this welcoming community offers peace of mind, security and a genuine sense of belonging, with the added convenience of a lift and easy access to street l
- Designed with convenience and futureproofing in mind, the apartment offers thoughtful features including a walk-in wardrobe, a modern shower room with walk-in shower, and a well-appointed Kitchen

Description

Step into the spacious hallway, where a useful walk-in storage cupboard immediately provides excellent practical storage, while also housing the apartment's meters. Next to this, the generous double bedroom offers a peaceful and comfortable retreat, with the added benefit of a large walk-in wardrobe. Fitted with hanging rails, shelving and automatic lighting, it provides an excellent amount of storage while keeping the bedroom itself feeling uncluttered. There is also a window to the side which provides views over the communal gardens.

The well-appointed shower room is fully tiled and designed with both comfort and practicality in mind. It features a walk-in shower, WC and wash hand basin integrated into a useful storage unit, with a mirrored cabinet above. Non-slip flooring and a chrome heated towel rail complete the space. The living room is undoubtedly one of the apartment's highlights, with the door opening directly onto the balcony and offering those fantastic views. A glazed door leads through into the separate kitchen, which is fitted with contemporary grey high gloss units and a range of integrated appliances, including a fridge/freezer, electric oven, hob and washer/dryer. The streamlined design keeps everything conveniently close to hand, while a double-glazed rear window brings plenty of natural light into the room.

Outside residents will benefit from on-site parking within the development's private car park, with spaces available on a first-come, first-served basis. The development is complemented by beautifully maintained, established communal gardens, providing a peaceful and inviting setting for residents to enjoy. To the rear, a dedicated paved seating area offers the perfect spot to relax in the sunshine with the morning newspaper or enjoy a leisurely catch-up with visiting family and friends. Beck Lodge offers a high level of service and reassurance, with an experienced on-site Lodge Manager overseeing the day-to-day running of the development. Always on hand to assist with everyday enquiries and ensure the communal spaces are maintained to the highest standard; the Lodge Manager also provides the added convenience of keeping an eye on your apartment while you are away. Residents can enjoy further peace of mind with a 24-hour call centre support service, ensuring assistance is available whenever it is needed. The guest suite is also available to hire, providing a comfortable and convenient space for visiting friends and family.

Other Information

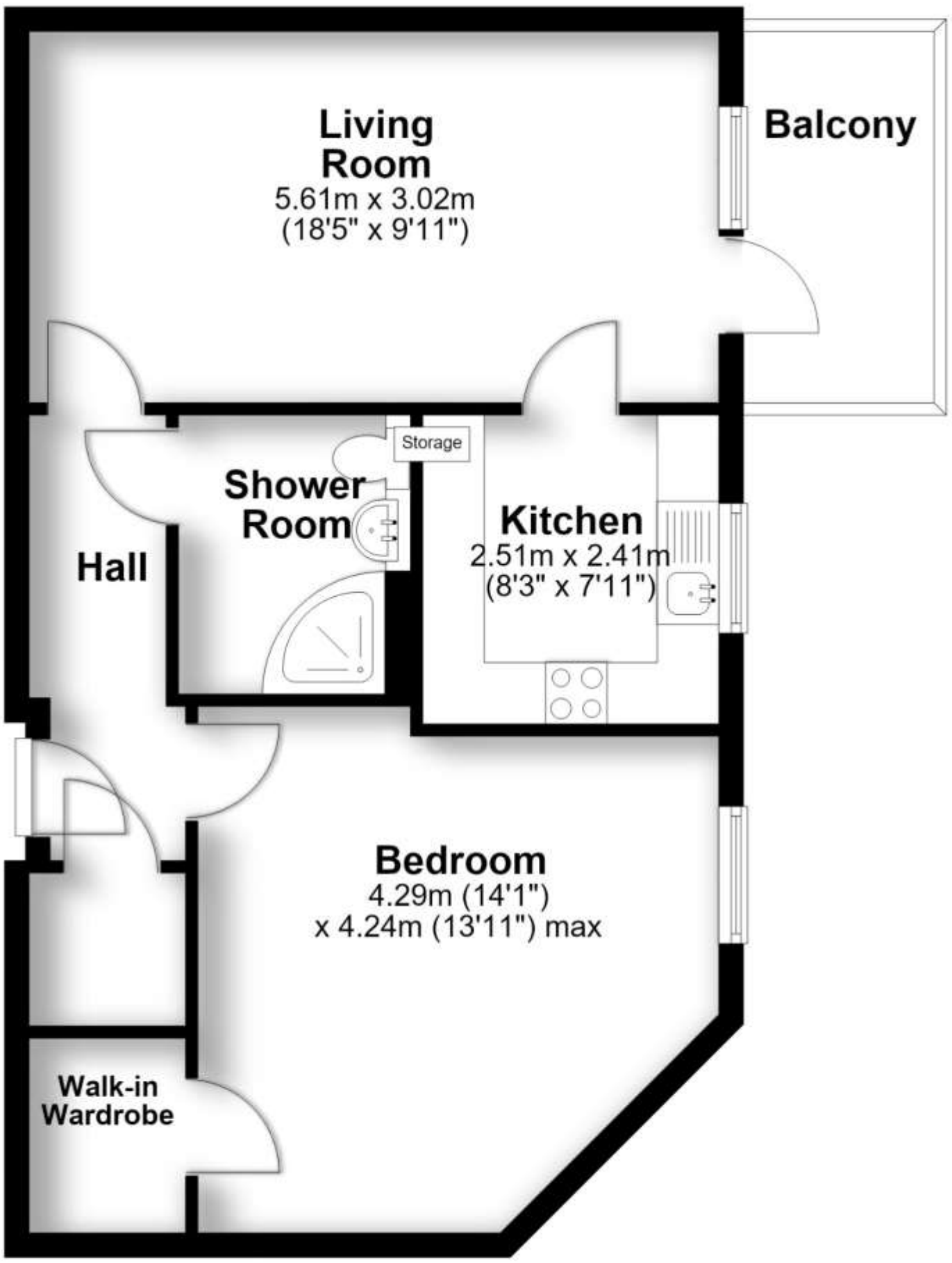
This property is for people aged over 60 years old. It is leasehold with a 999 year lease which commenced 1st May 2019. The annual ground rent is £575.00 and there is a service charge payable of £3614 which includes hot water and heating. There are NO EXIT or CHURCHILL SALE FEES payable. The management company have confirmed the annual service charge for the year ending 30/11/26. There is a ground rent review due on 1/5/26 so this will increase but the amount won't be confirmed until around 3 months after that date.

Directions https://what3words.com/flicks.year.formless

Beck Lodge, Park Gate

First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)
(excluding Balcony)



Total area: approx. 53.1 sq. metres (571.6 sq. feet)

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