

Flat 35 Willow Mead, Wildern Lane, Southampton, SO30 4RB



Property overview

Guide Price £140,000

A purpose built two bedroom first floor flat, ideally located for the shops and amenities of Hedge End village, main bus routes, doctors' surgery, retail park and the M27 road links.

Willow Mead is an over-55's retirement development which features a live-in house manager, state of the art Tunstall alarm/call/door system, residents' lounge, and free to use laundry room.

The accommodation offers a 15'5" lounge, a separate kitchen, hallway with two storage cupboards, a shower room, a main bedroom and a second bedroom (currently furnished as a dining room).

The property also benefits from double glazing, communal gardens, residents parking, c. 90 year lease and no forward chain.

We are working in conjunction with the managing agents 'Premier Property'. Contact us to arrange a viewing with the house manager.



Accommodation

Entrance Via:

Communal front door to communal hallway, lift and stairs to first floor, front door to:

Entrance Hall: 13' 7" x 9' 9" (4.14m x 2.97m)

Hatch to loft space, night storage heater, doors to accommodation and doors to two storage cupboards:

Cupboard One/Airing Cupboard: 32' 2" x 3' 0" (9.80m x 0.91m)

Slatted shelving providing storage, immersion hot water tank.

Cupboard Two: 4' 0" x 0' 0" (1.22m x 0.00m)

Shelving, providing storage, housing consumer unit.

Lounge: 15' 5" x 11' 2" (4.70m x 3.40m)

Window to front aspect, electric fire with feature hearth, night storage heater, arch opening to:

Kitchen: 8' 8" x 6' 6" (2.64m x 1.98m)

Window to front aspect, range of eye and base level units, stainless steel sink/drain, space oven and space for full sized fridge/freezer.

Inner Hall: 9' 9" x 2' 11" (2.97m x 0.89m)

Smoke alarm, night storage heater, doors to accommodation.

Bedroom One: 11' 2" x 8' 7" (3.40m x 2.61m)

Window to front and side aspect, modern electric radiator, carpet.

Bedroom Two (Currently Dining Room): 9' 10" x 8' 0" max into door recess (2.99m x 2.44m)

Window to side aspect, modern electric radiator, carpet.

Shower Room: 6' 7" x 6' 1" (2.01m x 1.85m)

Ceiling mounted extractor fan, Part tiled walls, shower enclosure with TRITON electric shower and handheld attachment over, ladder style towel radiator, pedestal wash hand basin, WC.

Externally:

There are two car parks for residents and established communal gardens mainly laid to lawn with established shrub and plant borders.

Live In Development Manager:

The managing agent employs a development manager who has an office within the development. He deals with the general management of the block and is also there to provide support for the residents with regards to the building, infrastructure, and security/safety etc.

24 Hour Security/Safety System (Tunstall):

This provides a direct connection from each flat to the development manager, backed up by a 24 Care line system. There are alarm pull chords in each room and a central control panel in each flat. The control panel also serves as a security entry phone system for the communal front doors.

Lease Length:

(TBC) 125 years from 1988. (89 years approx remaining)

Service Charge:

£3,825.22 per annum (payable monthly, as one lump sum or 6 monthly). This includes (but is not limited to) On site manager, 24 hour care alarm system, free use of laundry facilities, mains & waste water charges, buildings insurance, general block & grounds maintenance, window cleaning etc.

Ground Rent:

£380 per annum (payable monthly, as one lump sum or 6 monthly)

Photography





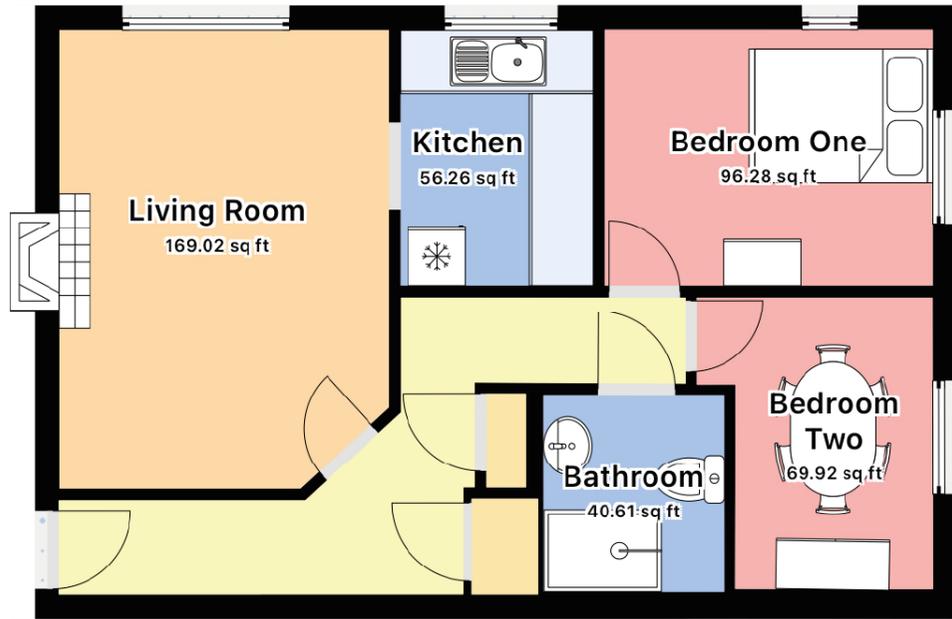








Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM & CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

EPC

Flat 35 Willow Mead Wildern Lane SOUTHAMPTON SO30 4RB	Energy rating	Valid until:	25 June 2035
	D	Certificate number:	0330-2581-2570-2095-6241

Property type	Top-floor flat
Total floor area	51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

26/06/2025, 09:33 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

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