

**£225,000**

Leasehold

## Flat 9, Beck Lodge

Botley Road, Park Gate, Southampton, SO31 1EZ



## Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Apartment		EPC Rating B
	Allocated Parking		Council Tax Band C

### Reasons to View

- Situated at Beck Lodge on Botley Road, directly opposite the M&S Food Hall, with local shops, amenities and Swanwick train station all within easy reach.
- Positioned on the upper ground floor at the end of the building, this apartment enjoys a sunny southerly outlook and a dual-aspect living room, creating a lovely bright feel throughout.
- A generous hallway with walk-in storage, a double bedroom with a large walk-in wardrobe, and well-proportioned living spaces make this an easy and comfortable home to live in.
- The kitchen is neatly fitted with light grey gloss units and integrated appliances including fridge/freezer, oven, hob and washer/dryer, all tucked away behind a glazed door.
- Residents can enjoy attractive communal gardens, lift access, parking at the rear of the building, and a welcoming residents' lounge and bar — perfect for socialising or simply relaxing.
- Designed for over-60s, with well-behaved cats, dogs and caged birds welcome, offering peace of mind, security and a real sense of community.

### Description

Beck Lodge is a popular Churchill over 60's retirement development with 46 one and two bedroom apartments. The apartment itself is situated on the upper ground floor, right at the end of the building, and enjoys a southerly aspect overlooking the front gardens and Botley Road.

The front door opens into a spacious hallway with a useful walk-in storage cupboard housing the meters and providing excellent practical storage. The bedroom is a generous double and features a large walk-in wardrobe with hanging rails and shelving. The shower room is fully tiled and well fitted, with built-in storage, non-slip flooring and a chrome heated towel rail. The living room is a real highlight, being dual aspect, making it light and bright, with a feature electric fireplace creating a cosy focal point. A glazed door leads through to the kitchen, which is fitted with light grey gloss units and integrated appliances including a fridge/freezer, electric oven, halogen hob and washer/dryer, keeping everything neat and streamlined. An obscure glazed window to the side provides both privacy and natural light.

Set opposite the M&S Food Hall and within easy reach of a wide range of local shops and amenities, the location is both convenient and well connected. Swanwick train station is also just a short walk away. Residents benefit from attractive communal grounds and a car park with residence parking at the rear of the building. Inside the building is a welcoming residents' lounge and bar, a real hub of the community where you can join organised social events or simply relax and enjoy watching the world go by. Beck Lodge benefits from the reassurance of an on-site Lodge Manager, responsible for the smooth and effective day-to-day running of the development. They are on hand to help with everyday queries, oversee the communal areas and can even keep an eye on your apartment if you are away, offering genuine peace of mind for safe and secure retirement living. In addition, there is a 24-hour call centre support system in place, along with a guest suite available to hire, ideal for visiting friends or 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 £3612.21. There are NO EXIT FEES payable.

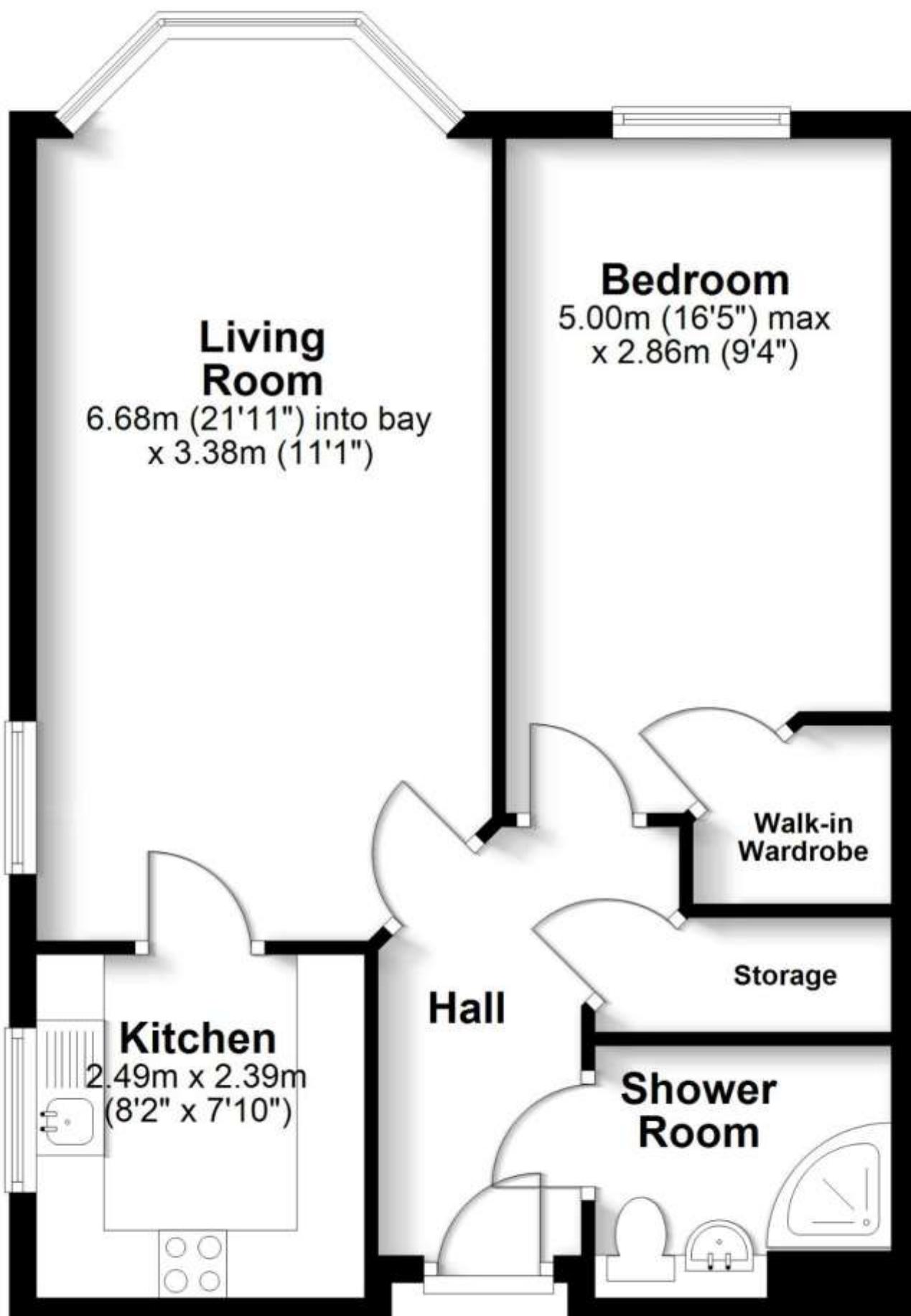
### Directions

<https://what3words.com/flicks.year.formless>

Beck Lodge, Park Gate

## Upper Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 54.1 sq. metres (582.7 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsonreade.co.uk/referral-fees](http://www.robinsonreade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)

Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast