David Evans
ESTATE AGENTS

Property Details

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35 Mill Court, Mortimers Lane, Fair Oak, Eastleigh, SO50 7PG
Reduced To £95,000

1st YEAR SERVICE CHARGE AND GROUND RENT PAID (NO MANAGEMENT FEES FOR THE 1ST YEAR) .
An elegant 2 bedroom, lift serviced apartment in a very nice block, set amongst similar retirement apartments and cottages for the active retired. Residents must be over 55 years of age. A bright and spacious home with a nicely proportioned sitting room, separate kitchen, shower room and with double bedroom with fitted wardrobes. Emergency pull cords are fitted throughout the apartment, well maintained communal grounds, a house manager is resident and residents can enjoy a communal lounge, laundry room, and private parking for residents.

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The property is accessed from the landing via a four panelled door opening to

Entrance Hallway
Textured ceiling with coving, ceiling light point, access to the roof void. Wall mounted 'Dimplex' night storage heater. Wall mounted intercom system.

A four panel door opens to a storage cupboard housing the electric water boiler, shelving and an electric consumer unit/meter.

Lounge 10'4" x 21'1" max (3.17 x 6.44 max)
Textured ceiling with coving, three wall light points, natural light is provided by a large upvc double glazed window. Wall mounted 'Dimplex' night storage heater, provision of power points. Telephone and television point.

The room centres on an electric coal effect fire.

From here an archway leads to the kitchen.



Kitchen 5'7" x 8'3" (1.72 x 2.53)
The kitchen is fitted with a range of 'Beech' effect fronted low level base and drawer units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset ceramic glazed sink with drainer and a mono bloc mixer tap over. Four burner hob with extractor hood over, fan assisted oven. Space for an undercounter fridge. Ceramic glazed splashback tiling.

Textured ceiling with coving, ceiling light point, laminate floor covering.



Master Bedroom 9'10" x 11'11" (3.0 x 3.64)
Textured ceiling with coving, two wall light points, upvc double glazed window, wall mounted electric panel heater. Provision of power points, telephone and television point.

The room benefits from a range of mirror fronted wardrobes providing a good degree of hanging rail and storage.



Bedroom 2 10'7" x 7'8" (3.24 x 2.34)
Textured ceiling with coving, wall light point, upvc double glazed window, wall mounted electric panel heater.

Shower Room 6'7" x 5'5" (2.02 x 1.66)
Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, large walk in shower enclosure. Ceramic glazed tiled to full height.

Textured ceiling, ceiling downlighter, extractor, electric chrome heated towel rail.



Gardens
The block enjoys communal gardens, which are very well tended.





Outgoings

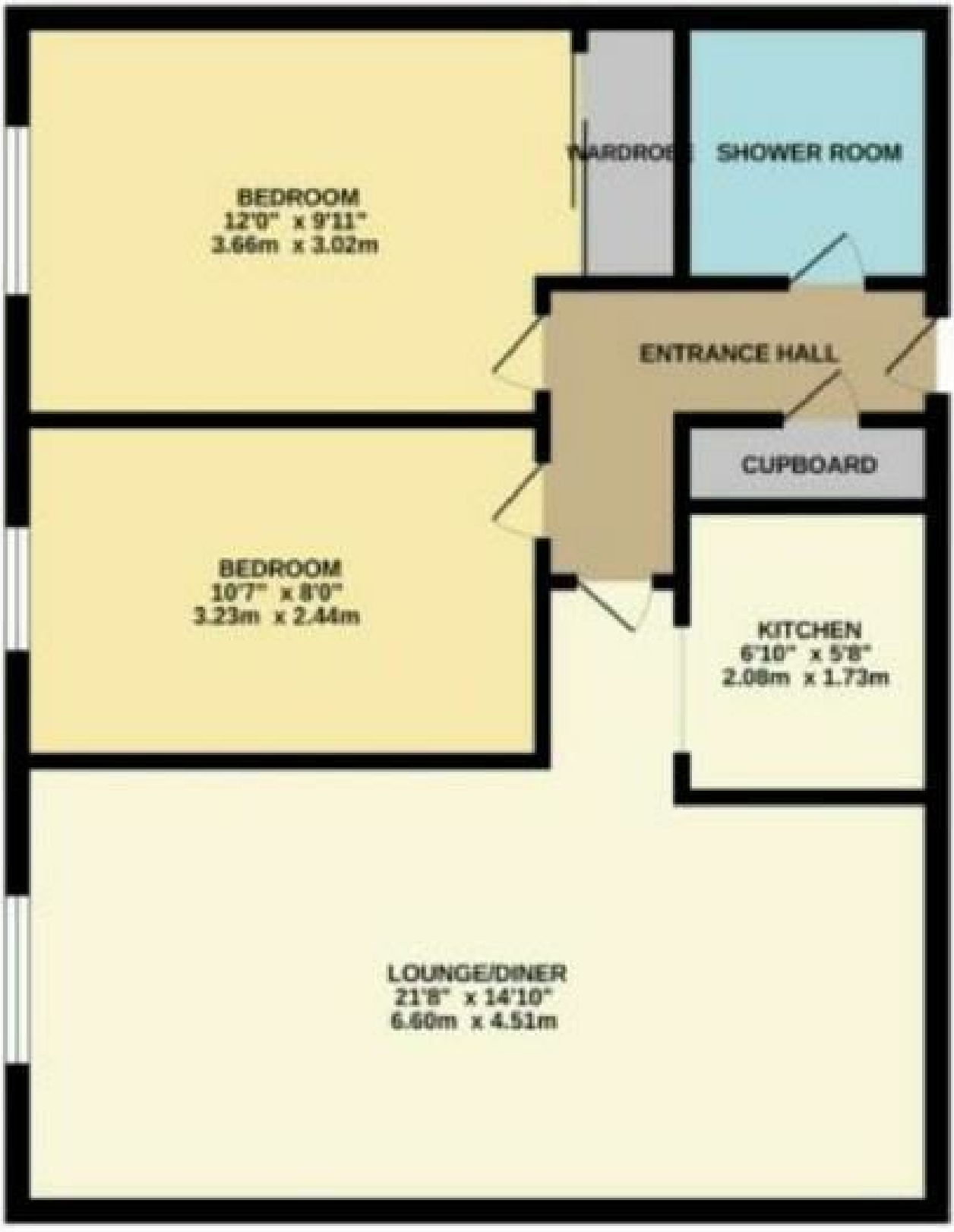
Details of outgoings are to be confirmed by the vendor's solicitors and must be verified by a buyer's solicitor; however, we are informed that a maintenance charge of £4600 P.A is currently applicable, payable in half yearly instalments, this includes buildings insurance, a contingency fund,, window cleaning, and a gardener. There is a separate ground rent of £60pa.
Years emaining 88 years

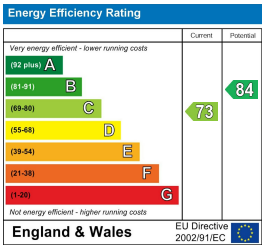
RESIDENTS MUST BE OVER 55 YEARS OF AGE.

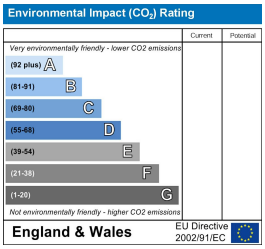
Council Tax Band C

£2,146.56









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