



**£90,000**  
Leasehold

**28 Sarisbury Gate, Bridge Road**  
Park Gate, Southampton, Hampshire SO31 7FP



## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating C



Communal Parking



Council Tax Band B

## Reasons to View

- This established 2nd floor apartment is in need of some TLC and freshening up but, with views looking across the gardens and communal spaces, the westerly aspect is perfect.
- Being offered with vacant possession and no onward chain, if you want to get things moving, this could well be the one for you.
- Having double-glazed windows, electric heating and the opportunity to put your own stamp on things, you have a great opportunity to make this your own home.
- The kitchen and shower room are good-sized spaces and could be configured to make them very user-friendly.
- Superb location: M&S Simply Food is just next door, and the Post Office and coffee shop are just a short walk away.
- The enviable position of this apartment is lift accessed on the top floor, and to keep fit amongst us, we can even use the stairs.

## Description

The front door opens into the hall, which has a cupboard housing the hot water tank with some useful storage too. The shower room is fitted with a three-piece suite comprising a walk-in shower, wash hand basin and W.C. with tiling to the walls and heated towel rail. The living room is rectangular and can be zoned into a living and dining space with a forward-facing window overlooking the garden. The kitchen comprises worksurfaces, storage cupboards, a Velux-style roof light and an electric cooker to remain. The bedroom, which is also forward facing onto the gardens, has a built-in double wardrobe, and plenty of space for additional furniture. There's an emergency pull cord for peace of mind too. Drivers will be interested to know that there is a private car park for the use of residents which is on a first come, first served basis. The communal gardens wrap around the building, and there are a couple of nice spots with seating where you can enjoy the outdoors with a neighbour and a cup of tea if you choose. In addition, for a small charge, there is a guest suite available for visiting friends and relatives. On each floor, washing and clothes drying facilities are available.

## Other Information

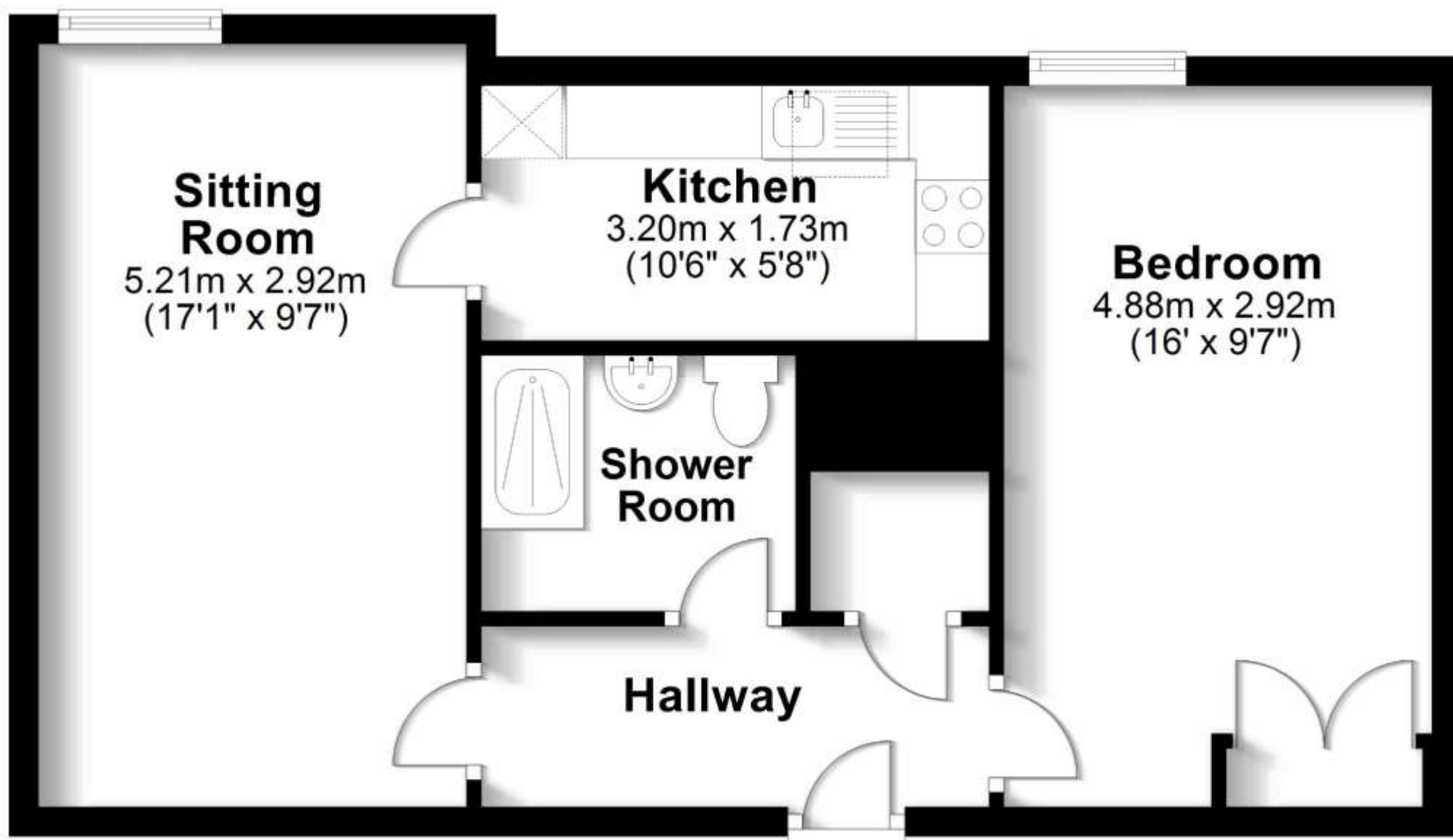
This is a managed apartment block for over 55's and has 62 years remaining of a 99 year lease. Whilst there is no forward chain, we act OBO the POA Kate Buckney. Mum has gone into residential care who is the owner. The building is managed by Grange Property Management. The ground rent is £50 PA, with a service charge of £2807.07 P.A.

## Directions

Park Gate <https://what3words.com/repeat.suggested.fatherly>

## Second Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 46.7 sq. metres (502.4 sq. feet)

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Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017.

We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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