

34 Victoria Lodge, Highfield Lane, So'ton, SO17 1NF

PRICE GUIDE: £80,000 Leasehold No Forward Chain



34 Victoria Lodge, 121-127 Highfield Lane, Southampton, SO17 1NF

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A well presented top floor one bedroom apartment for the over 60's situated in a central and convenient location, just a short walk from local amenities. Offered with no forward chain, this Churchill's retirement property has been well maintained throughout, and the accommodation briefly comprises of a welcoming hall with a sizable utility cupboard, spacious living room with dual aspect, well fitted kitchen, double bedroom with a built-in wardrobe and a well appointed bathroom. This attractive retirement development offers a strong sense of community security with gated parking and a secure entry system. Further benefits include well-kept communal gardens, lift access, laundry facilities, guest suite and a plush residents lounge with kitchen. Southampton City Centre is only 2.5 miles away with its wide range of shopping facilities including West Quay Shopping Centre. There are numerous parks and open spaces in close proximity, including Southampton Common, with over three hundred acres of parkland as well as good selection of shops, cafes, supermarkets and restaurants all within walking distance on Portswood High Street.

SECURE GATED RETIREMENT COMPLEX * CONVENIENT LOCATION CLOSE TO FACILITIES

WELL PROPORTIONED TOP FLOOR APARTMENT * ENTRANCE HALL * UTILITY CUPBOARD

19'5 LIVING ROOM * WELL FITTED KITCHEN * GOOD SIZE DOUBLE BEDROOM

WELL APPOINTED BATHROOM * RESIDENTS LOUNGE * LIFT ACCESS

GUEST SUITE FOR VISITORS * ATTRACTIVE COMMUNAL GARDENS

ENTRANCE HALL: With utility cupboard housing hot water cylinder and shelving, intercom security entry system, lifeline call system, smoke alarm and coat hooks.

LIVING ROOM: 19'5 x 10'6 (5.93 x 3.21) Dual aspect front and rear elevation windows, feature fireplace with electric fire, plug-in heater, high and low-level shelving, t.v aerial point and glazed panel style door to;



KITCHEN: 8'6 x 7'7 (2.60 x 2.32) Well fitted with wood coloured base-level and wall-mounted units to incorporate a single bowl stainless steel sink with drainer in set in mottled work surfaces with ceramic tiled splash-backs over. Integrated Electrolux appliances include an induction hob with extractor over and high-level fan-assisted oven. There is a front elevation window, wood effect flooring and high level heater.

BEDROOM: 13'8 x 9'2 (4.16 x 2.80) Front elevation window, built-in double wardrobe with mirrored sliding doors, hanging rails and shelving, fixed heater, t.v aerial point and telephone point.

BATHROOM: 6'11 x 5'7 (2.10 x 1.70) Mostly tiled and well appointed with a matching white suite of panel bath with mixer taps and thermostatic shower over, close coupled w.c, wash hand basin inset in vanity cupboard unit with mirror and light over. There is a chrome heated towel rail and an extractor fan.

OUTSIDE: The apartment block benefits from very well maintained communal areas. The apartment itself is situated within a walkway shared by only one other apartment. Victoria Lodge has lift access, a resident's lounge with a kitchen and a guest suite for visiting friends/family. Externally, the development is accessed via secure electric gates. There is parking for residents as well as attractive well kept communal gardens.

COUNCIL TAX BAND: B (currently £1,762.79 pa) Southampton City Council

LEASE DETAILS:

Unexpired Term: 108 Years

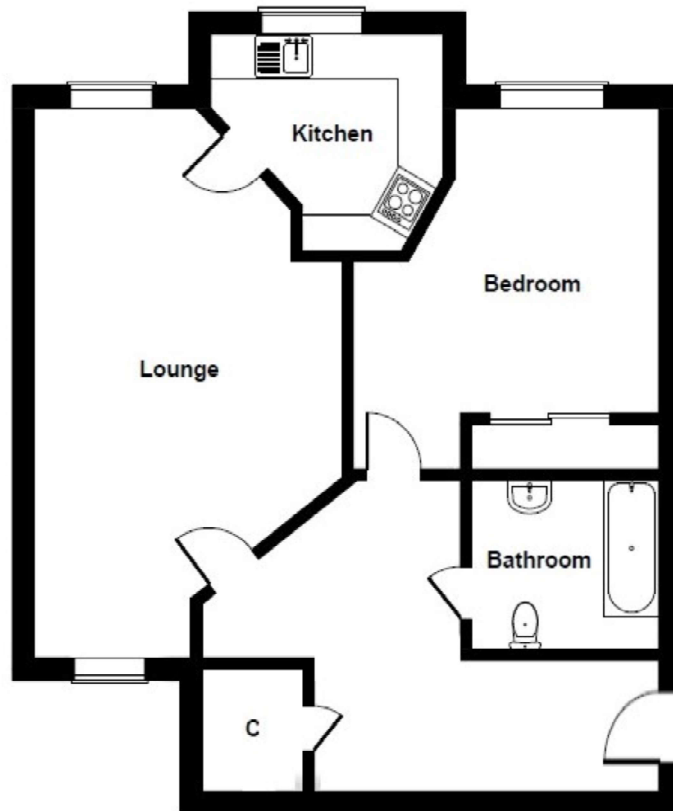
Ground Rent £332.31 (6 Monthly)

Service Charge £1769.00 (6 Monthly)

These details were taken by George Mead from whom any further information required can be obtained.



34 Victoria Lodge



Not to Scale. Produced by The Plan Portal 2026
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AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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