

15 Trinity Court, 88 Winchester Road, SO53 2RD

PRICE GUIDE: £125,000 Leasehold No Forward Chain



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A well-presented retirement apartment situated in a central location within walking distance of Chandler's Ford's nearby amenities, including shops and bus routes. The property benefits from lift access and gas central heating. The development has cared for communal areas that provide a sense of security and community.

SECURITY ENTRANCE SYSTEM * STAIRS & LIFT ACCESS

PERSONAL HALL * SITTING/DINING ROOM

WELL FITTED CONTEMPORARY KITCHEN * DOUBLE BEDROOM

WELL APPOINTED BATHROOM * PLEASANT COMMUNAL GARDENS & TERRACE

GAS CENTRAL HEATING * VISITOR & RESIDENT CAR PARKING FACILITIES

Having been well maintained and presented in a good decorative condition, we would strongly advise internal viewing of this purpose-built apartment, offering well planned living accommodation for people over the age of 60. Situated in a most convenient location within walking distance of local shops, bus routes, doctors, dentists and the library, the property benefits from double glazed windows, lift and gas central heating. The development has well-cared-for communal areas that provide a sense of security and community.

The apartment is located to the rear of the block, where there is a communal car park and bin store, a lightly wooded area and further areas laid to lawn, incorporating footpaths and sitting areas. The spacious communal terrace, with mature flower and shrub beds, is an ideal location for meeting up with other residents. There are gates to the side of the site providing access to walkways leading to local shops, including Waitrose, The CO-OP, bus stops and other facilities. The popular Dovetail Centre is adjacent to the church next to the block and also proves to be a popular meeting place for coffee mornings and general activities.

COMMUNAL HALL: Well maintained and with security entry system, stairs and lift to all floors.

PERSONAL HALL: With contemporary panel effect doors to lounge, bedroom and bathroom. Security entry phone, smoke alarm, hatch to loft with ladder and light, built-in storage cupboard housing Worcester-Bosch combination boiler and slatted shelving.



SITTING/DINING ROOM: 11'4 x 10'2 (3.50 x 3.09) Window overlooking light woodland to the rear, television aerial and telephone points, wall light, central heating thermostat control, single radiator and archway to;

KITCHEN: 8'7 x 5'9 (2.64 x 1.80) Contemporary style kitchen fitted with a range of base-level and wall-mounted units with a stainless steel sink unit with drainer inset in mottled work surfaces. Fitted appliances include a Lamona stainless steel four-ring gas hob with Lamona fan assisted oven under and canopy extractor over. There is a recess with plumbing for a washer/dryer and space for an upright fridge-freezer. The kitchen area benefits from non-slip linoleum flooring.

BEDROOM: 10'3 x 10'2 (3.13 x 3.10) With window overlooking light woodland to the rear and single radiator.

SHOWER ROOM: 7'3 x 5'11 (2.23 x 1.81) Well appointed with a white suite of panelled bath with mixer taps and complementary ceramic tiling, close coupled w.c and pedestal wash hand basin with mirror and medicine cabinet over. There is an extractor fan, single radiator and non-slip linoleum flooring.

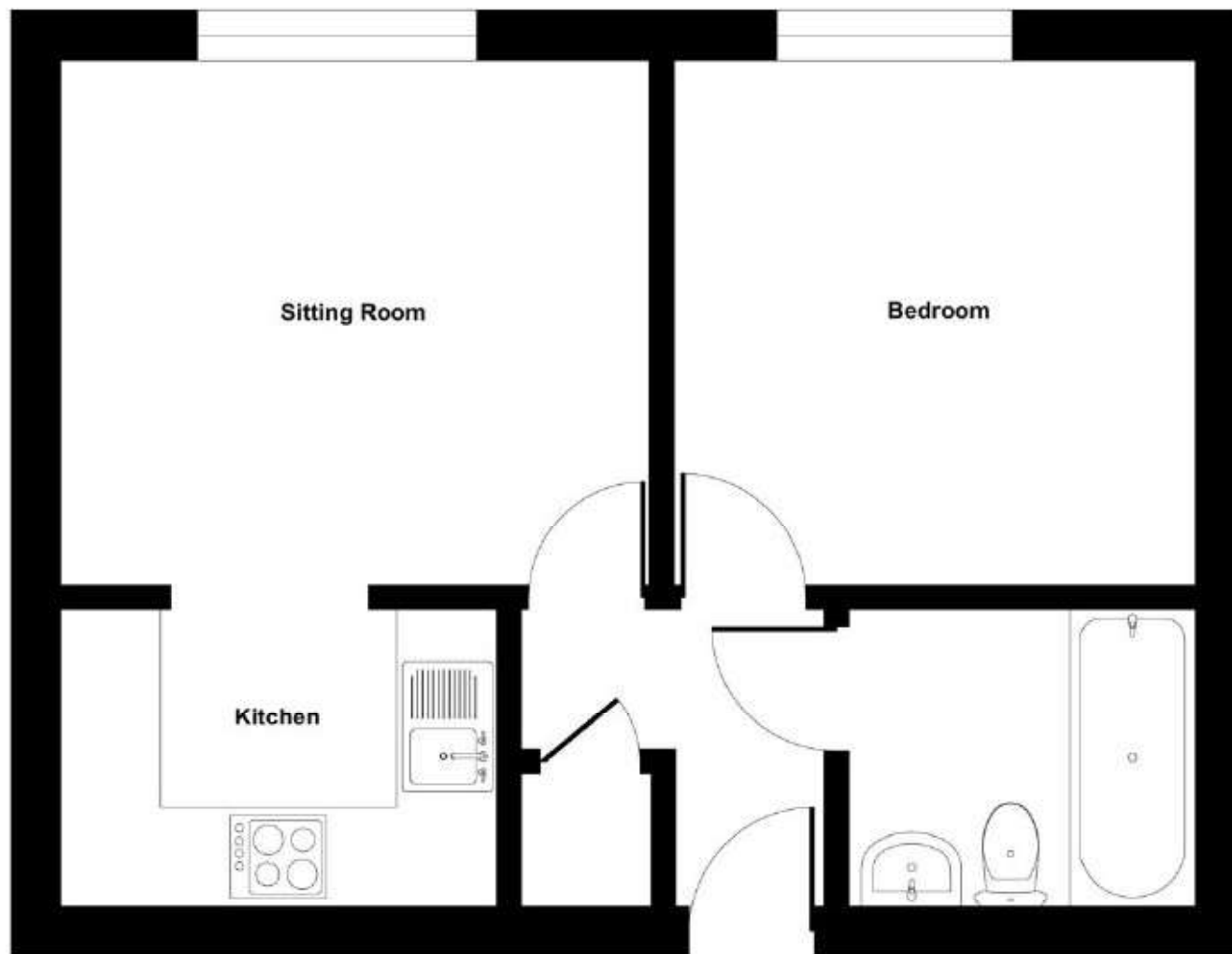
OUTSIDE: To the rear of the block, there is a communal car park providing resident and visitor parking, and a bin store. There is a lightly wooded area and further areas laid to lawn, incorporating footpaths and a spacious terrace with mature flower and shrub beds.

COUNCIL TAX BAND: B (£1,769.73p.a) Eastleigh Borough Council

LEASE DETAILS: Residue of 125 years from 1999. The ground rent is £100.00 per annum and the maintenance is £2,051.00 per annum. Please note additional legal fees could be incurred for items such as leasehold or management packs when purchasing this property.

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





THIRD FLOOR



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.

These particulars are produced in good faith for information only and general description and are not to be relied upon as a statement for representation and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements herein. They do not form part of any contract. All properties are offered subject to contract and availability and on the understanding that all negotiations are conducted through Messrs Alexander Keen. No person in Alexander Keen's employment has authority to make or give any warranty or representation whatever in relation to the property.

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