



Spitfire Lodge, Belmont Road, Portswood, Southampton, Hampshire, SO17 2AX

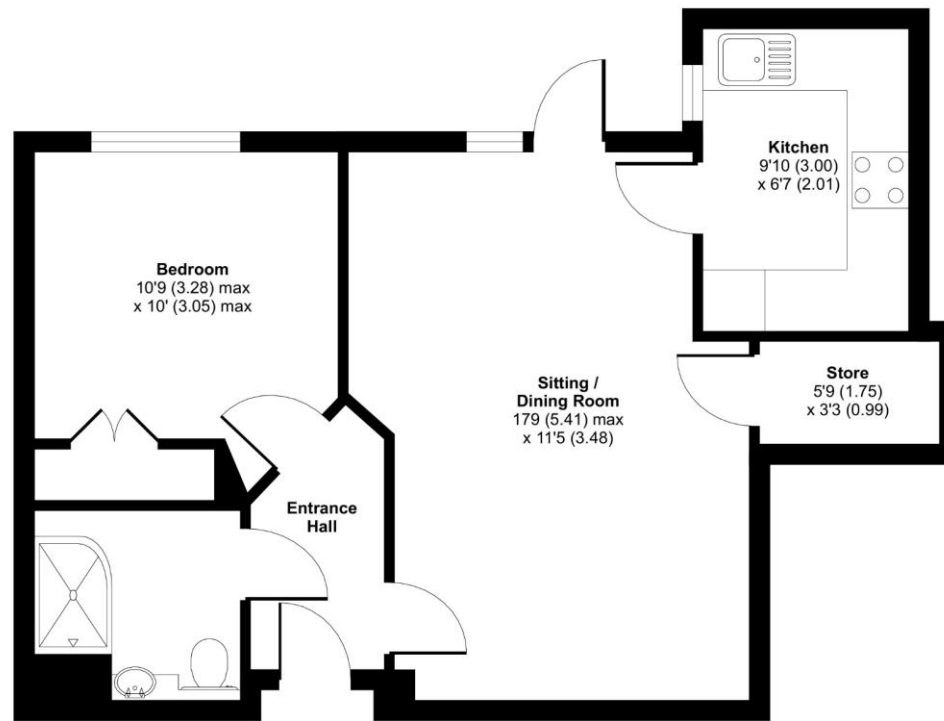


ACCOMMODATION

This beautiful retirement apartment is situated in the recently built Spitfire Lodge by the highly regarded Churchill developers. Located on the ground floor it comprises an entrance hall leading to a light and airy living room benefitting from the direct access to a patio area outside. The very well-appointed kitchen is accessed off the living area and has good size storage cupboard. The bedroom is also a generous size and benefits from its own spacious built-in wardrobes. The well-appointed shower room is accessed via the entrance hall. Not only is the apartment well equipped for independent living but the block itself has many great extras including a guest room, facilities room for nails or hair appointments and a communal living room for a very sociable lifestyle.

Approximate Area = 487 sq ft / 45.2 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 817248



SITUATION

The apartment is ideally situated within a popular suburb of Southampton a short distance from local amenities including a range of shops and well regarded schooling for all ages. Access to the M27 is an approximate five minute drive away making this an ideal spot for commuters. Train links can be found at St Denys train station a few minutes away as well as Southampton Central Station with regular direct trains to London Waterloo.



SPECIFICATION

- Beautiful retirement apartment
- One bedroom
- Contemporary kitchen with breakfast bar
- Guest room on site
- Communal living room
- Outside patio area

LOCAL AUTHORITY

Southampton City Council

Council Tax Band: B

GUIDE PRICE

Asking Price £109,950

TENURE

Leasehold

Unexpired Years: 995

Annual service charges and ground rent combined £2,579.72 (£49.61pw)

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.