



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

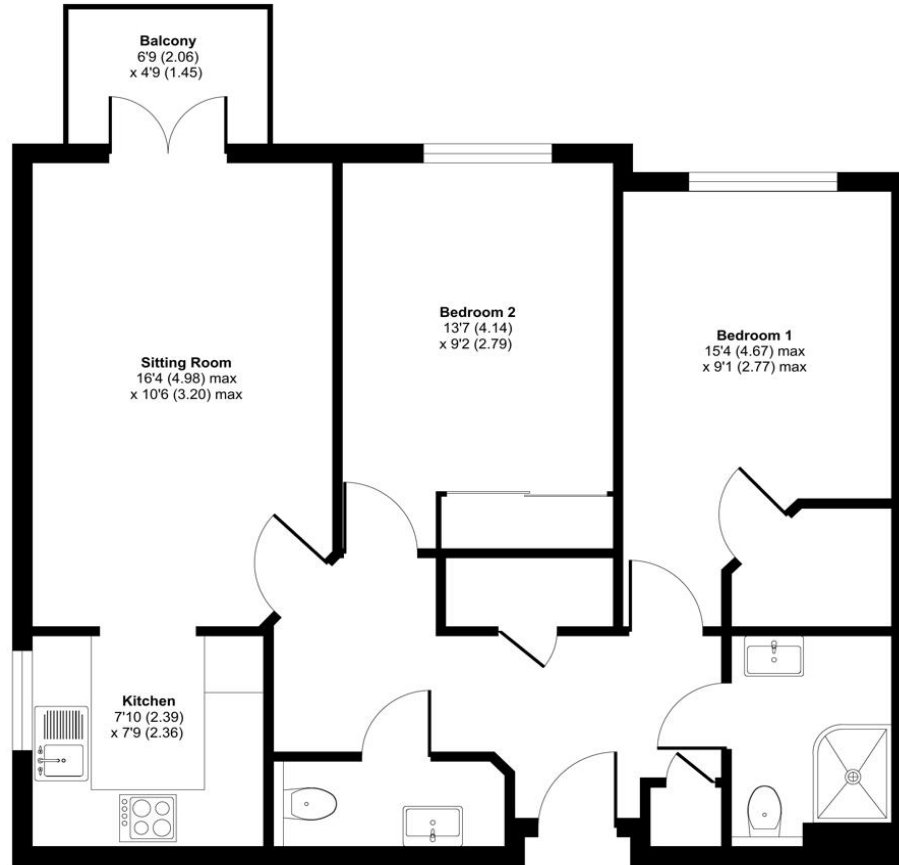


ACCOMMODATION

This beautiful retirement apartment is situated in the recently built Spitfire Lodge by the highly regarded Churchill Group. Located on the first floor, the apartment comprises a spacious and welcoming entrance hallway leading to a naturally light sitting room benefitting from access to the private balcony. The very well-appointed kitchen is accessed via the living area and has ample cupboards and integrated appliances. The principal bedroom is a generous size and benefits from its own spacious walk-in wardrobes. The second bedroom is also a well-proportioned double room with further built-in wardrobes. The contemporary shower room is accessed via the entrance hall with the additional benefit of a guest cloakroom. Not only is the apartment extremely well-equipped for independent living, but the block itself has many impressive extras, including a guest room, a well-being suite for nails or hair appointments and a communal living room with a coffee bar for a very sociable lifestyle. Externally the apartment benefits from residents' parking.

Approximate Area = 686 sq ft / 63 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 941110



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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	

SITUATION

The apartment is ideally situated within a popular suburb of Southampton a short distance from local amenities including a range of shop. Access to the M27 is an approximate five-minute drive away. 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

- Well-appointed apartment, exclusively for the over 55's
- Walking distance to local amenities
- First floor
- Two double bedrooms
- Contemporary shower room and guest cloakroom
- Sitting room with private balcony
- Communal lounge with coffee bar
- Residents' parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band - C

ASKING PRICE

£280,000

TENURE

Leasehold

Additional Costs and Lease Information
Ground Rent £625 for a two bed (reviewed every 7 years)

999 Year Lease from December 2018

Maintenance fees are £78.02 per week for a two bed - but includes many bills.

Council Tax Banding is £1,725.58 per year for a two bed.