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



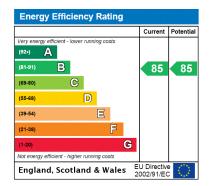
ACCOMMODATION

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







Balcony 6'9 (2.06) x 4'9 (1.45) Bedroom 2 13'7 (4.14) x 9'2 (2.79) Bedroom 1 15'4 (4.67) max x 9'1 (2.77) max Sitting Room 16'4 (4.98) max x 10'6 (3.20) max Kitchen 7'10 (2.39) x 7'9 (2.36) FIRST FLOOR Floor plan produced in accordance with RICS Property Measurement Standards incorporating Certified Property Measurer RICS International Property Measurement Standards (IPMS2 Residential). © ntchecom 2023. Produced for Charters Estate Agents Limited. REF: 941110

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.

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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