





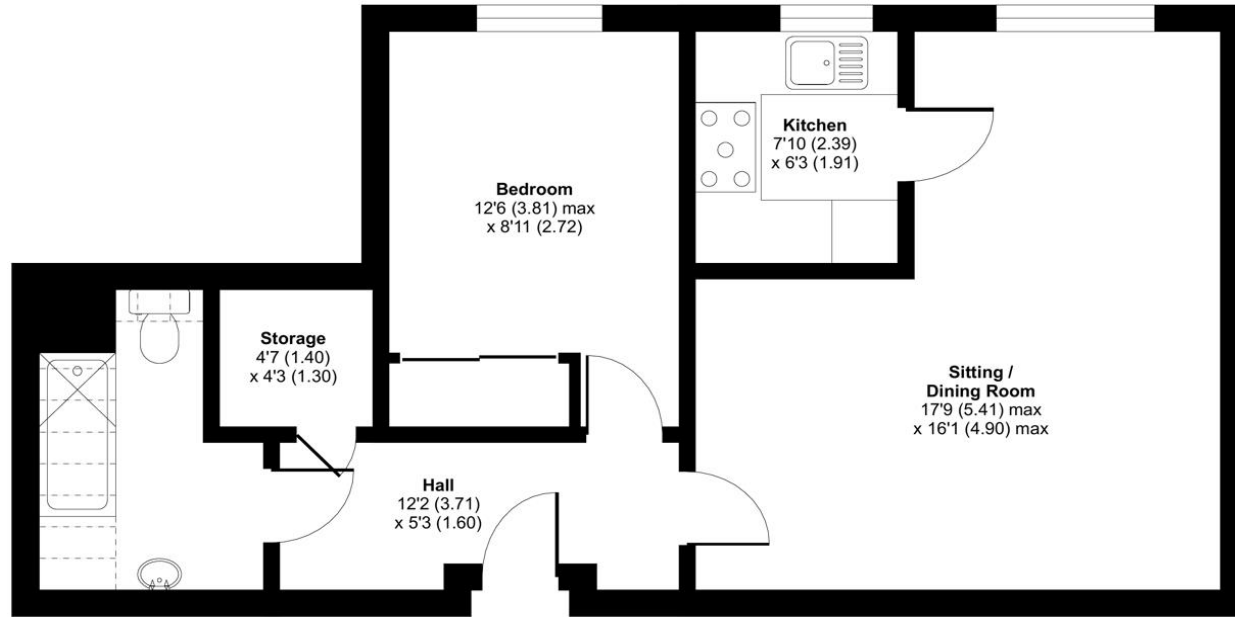
## ACCOMMODATION

A delightful over 60's development situated in the sought-after area of Highfield, just a short walk from local amenities and offered with no forward chain. Situated on the first floor, this well-maintained apartment comprises an entrance hall, spacious sitting/dining room, fitted kitchen, and one spacious double bedroom with a large built-in wardrobe. The bedroom is serviced by a modern shower room. A useful storage space/ utility room is also found off of the hall. Victoria Lodge offers peace of mind with secure gated parking, a secure telephone entry system, passenger lift, on site manager, laundry facilities and a communal lounge area. For sunnier days there is a communal outdoor garden, well maintained with attractive flower beds. 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 the area including Southampton Common, with over three hundred acres of parkland plus you can find a good selection of local shops, cafes, supermarkets and restaurants a-stones-throw-away on Portswood High Street.



Approximate Area = 519 sq ft / 48.2 sq m  
Limited Use Area(s) = 21 sq ft / 2 sq m  
Total = 540 sq ft / 50.2 sq m  
For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	88
(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 2024. Produced for Charters Estate Agents Limited. REF: 1115166



## SITUATION

This property enjoys a superb location very close by to Portswood High Street with convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema. 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. Transport links are excellent with the M3 accessed via The Avenue and the M27 via Thomas Lewis Way.



#### **SPECIFICATION**

- No forward chain
- Lift access
- Residents parking
- Over 60s development with on site manager
- Walking distance to local amenities
- Utility space/ storage

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £105,000

#### **TENURE**

Leasehold

Unexpired Years: 107

Annual Ground Rent: £731

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £5300

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