



Beck Lodge, Botley Road, Park Gate, Southampton, Hampshire, SO31 1EZ



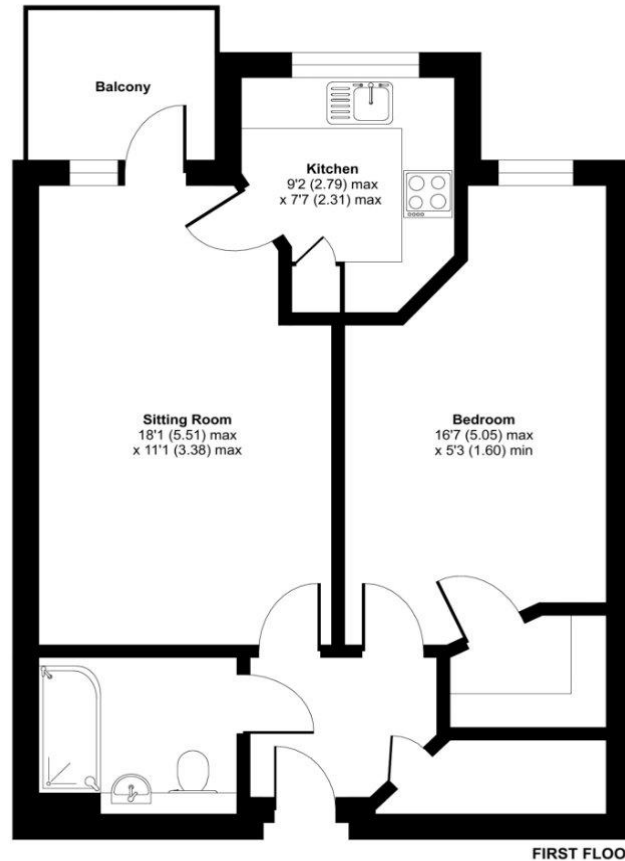
## ACCOMMODATION

We are delighted to present this well-maintained one-bedroom, first-floor apartment with a balcony in the popular Beck Lodge development. The property offers spacious living, including a generous lounge with access to the balcony, and a well-equipped kitchen featuring an oven, hob, fridge, freezer, and washer/dryer. The double bedroom includes a built-in mirrored wardrobe, and the modern shower room has a large cubicle, heated towel rail, WC, and wash basin with vanity unit. Additional storage is available in the hallway cupboard.

Beck Lodge is a prestigious retirement development offering a range of amenities and social activities. Conveniently located in Park Gate, Southampton, it is close to local shops, including a Marks & Spencer and Sainsbury's Local, and has easy access to transport links such as Swanwick train station. The Lodge Manager is available for support, and a Guest Suite is also provided for visitors. Safety features include a Careline emergency system, intruder alarm, secure video entry, and advanced fire and smoke detection. The property is managed by Churchill Estates Management, ensuring a high standard of service and maintenance.

Approximate Area = 559 sq ft / 52 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charters Estate Agents Limited. REF: 1218071

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Scan the QR code to find out more information about this property.

## SITUATION

Park Gate offers a variety of amenities including a Post Office, supermarkets, a delicatessen, greengrocers, banks and hairdressers. The area is easily located just off the M27 motorway, whilst the closest train station is situated in Swanwick with services to Southampton, Brighton, Portsmouth and London Victoria. Locks Heath shopping centre is located under a mile away from Park Gate where you will find a large supermarket, a library and a variety of other shops. Fareham Community Hospital is located in Sarisbury Green less than a mile from Park Gate. Swanwick Marina is located under 4 miles away.



### **SPECIFICATION**

- One bedroom First Floor retirement apartment
- Private Balcony
- 24 hours Careline system for safety and security
- Private car park
- Close to transport and amenities

### **LOCAL AUTHORITY**

Fareham Borough Council, Fareham  
Council Tax Band C

### **ASKING PRICE £258,950**

### **TENURE**

Leasehold

Estimated service charge for a one-bedroom apartment is £2,869.93 pa. Ground rent £575.00 pa.

The ground rent will be reviewed every 7 years and will be collected by Churchill Estates on behalf of your Landlord. The lease is 999 years from May 2019.

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