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

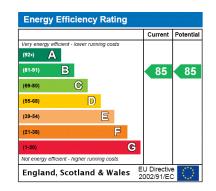


#### ACCOMMODATION

This beautiful retirement apartment is situated in the recently built Spitfire Lodge by the highly regarded Churchill developers. Located on the first floor it comprises an entrance hall leading to a light and airy living room benefiting from the direct access to a private Juliet balcony. The very well-appointed kitchen is accessed off the living area and has good size storage cupboard solutions. The bedroom is 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, with a health suite and an owner's lounge for a very sociable lifestyle.

Approximate Area = 549 sq ft / 51 sq m For identification only - Not to scale







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

# Kitchen 8' (2.44) max x 7'5 (2.26) max Sitting Room Bedroom 24'7 (7.49) max 15'9 (4.79) max x 10'6 (3.19) max x 9'3 (2.82) max **FIRST FLOOR** Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2025. Produced for Charters Estate Agents Limited. REF: 1257844



The apartment is ideally situated within a popular suburb of Southampton a short distance from local amenities including a range of shops. Access to the M27 is an approximately 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 and a frequent nearby bus service.





#### SPECIFICATION

- Beautiful Retirement Apartment
- One Bedroom
- First Floor with Lift Access
- Contemporary Kitchen with Open Plan Living
- Communal Living Room for Residents to Enjoy
- No Forward Chain

### LOCAL AUTHORITY

Southampton City Council Council Tax Band B

## ASKING PRICE £115,000

#### TENURE

Leasehold Unexpired Years: 994 Annual Ground Rent: £575 Ground Rent Increase: TBC Ground Rent Review Period: Annually Annual Service: £2,750.44 These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

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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