

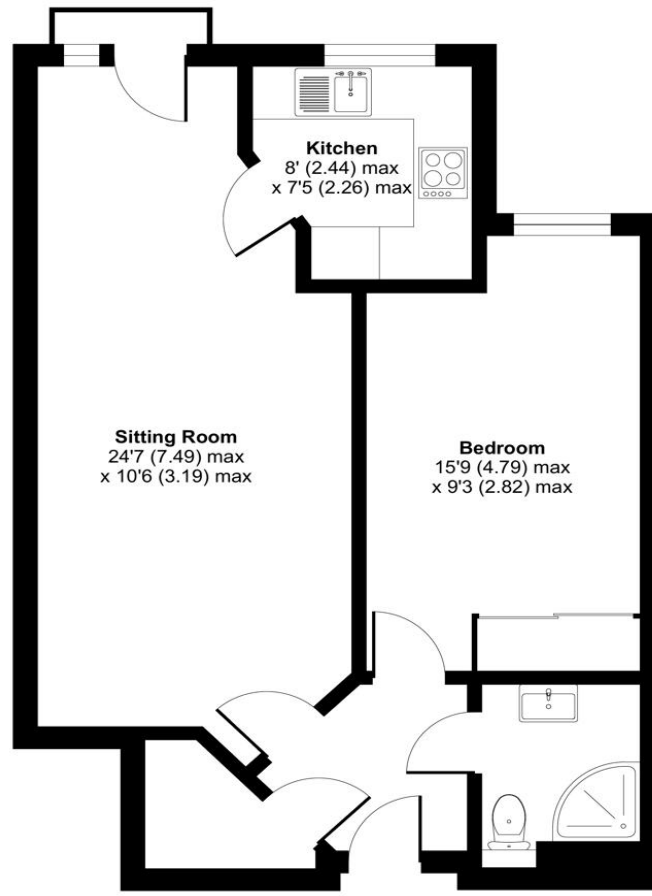


Spitfire Lodge, Belmont Road, Portswood, Southampton, Hampshire, SO17 2AX



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.



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

Approximate Area = 549 sq ft / 51 sq m

For identification only - Not to scale



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	



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

SITUATION

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.