




**£85,000**  
Leasehold

**Flat 20 Sarisbury Gate, Dove Gardens**  
Park Gate, Southampton, Hampshire SO31 7FP



## Quick View

	1 Bedroom		None
	1 Living Room		1 bathroom
	First Floor Flat		EPC Rating C
	Unallocated		Council Tax Band B

## Reasons to View

- Over 55's flat with security entry phone and emergency pull cord for peace of mind.
- If you enjoy socialising, there's a resident's lounge to relax in and get to know your neighbours.
- Offered chain free so there should be no delay in getting moved and settled in.
- Modern shower room with a large walk-in shower cubicle for ease of access.
- Superb location: M&S Simply food is just next door and the other Park Gate shops and cafes are just a short walk away.
- Double bedroom with built in wardrobe with a light and airy feel.

## Description

This development is conveniently situated close to all the facilities in Park Gate with an M&S Simply food outlet in the BP garage nearby. There is a private car park for the use of residents which is on a first come first served basis and communal gardens for you to enjoy. From the main reception follow the hallway past the residents' lounge and take the lift, or stairs up to the first floor.

The entrance hall has useful storage in the airing cupboard, and doors to the other rooms. The living room is has a feature fireplace with electric fire, perfect to warm your toes after a trip to the shops. There is room for a small dining table to enjoy your meals or afternoon tea. A door opens to the kitchen, which is fitted with white wall and base units with an inset stainless-steel sink and drainer and four ring electric hob with oven under. The view over the garage forecourt should keep you entertained while you do the dishes.

The bedroom has a built in double wardrobe for storage and there's a shower room which has been fitted with a modern suite including double shower cubicle with electric shower. Offered chain free there should be no delays to your move.

## Other Information

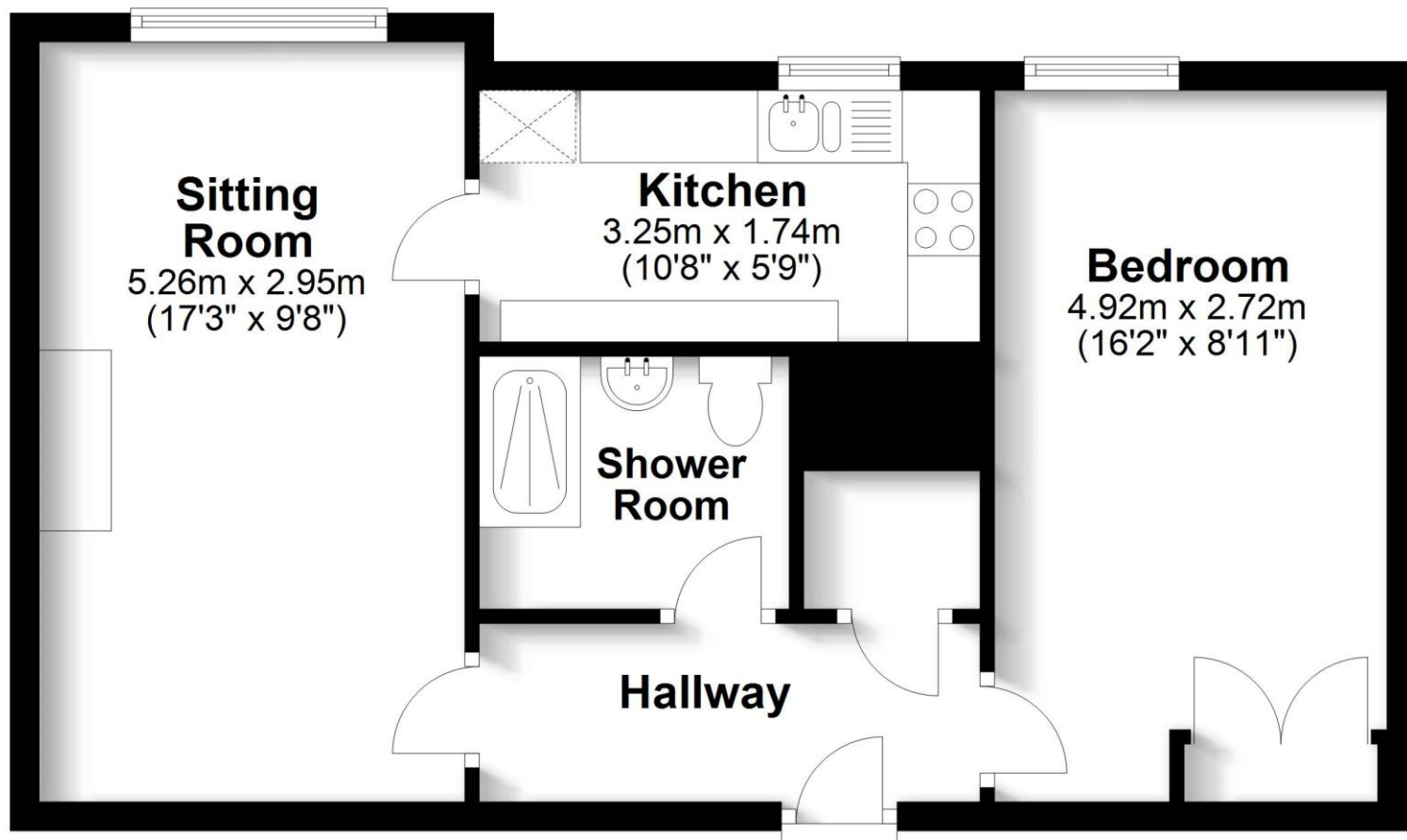
Over 55's only. Lease 99 years from 25 March 1989, i.e. 65 years remaining. Management company, Grange Property Management. Monthly maintenance charge of £219.70. Ground rent £50 rising to £100 in 2055. Subletting is not permitted at this development.

## Directions

<https://what3words.com/lighten.request.slept>

## First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 46.5 sq. metres (500.8 sq. feet)

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