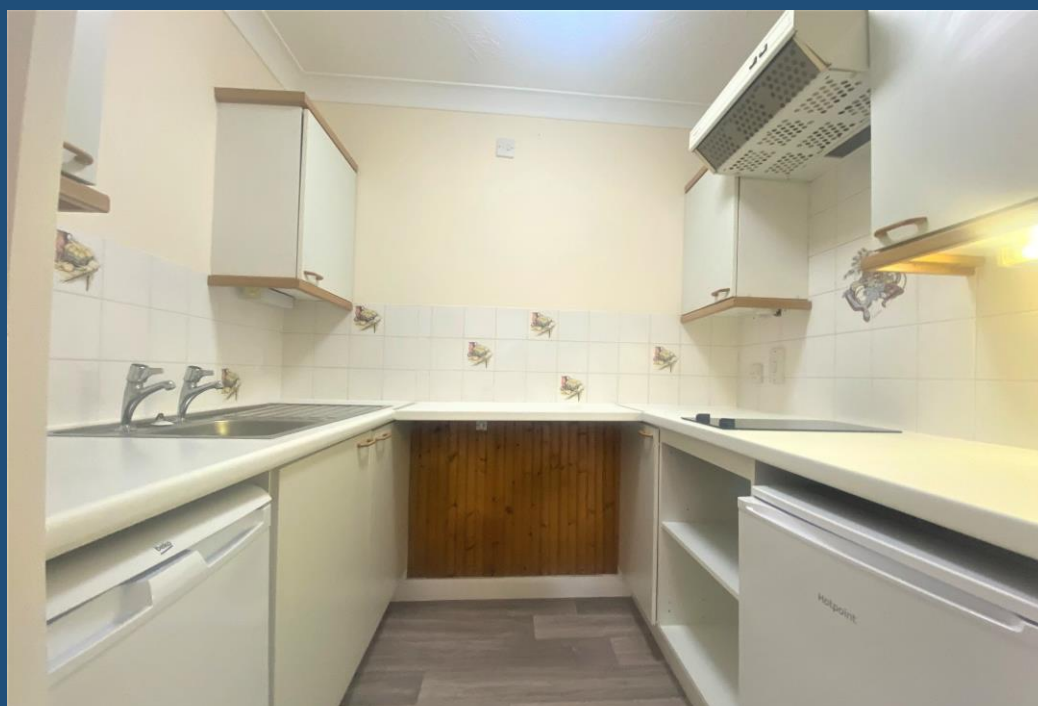




**£128,000**  
Leasehold

**Flat 11, Sarisbury Gate, Dove Gardens**  
Park Gate, Southampton, Hampshire SO31 7FP



## Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating C



Communal Parking



Council Tax Band B

### Reasons to View

- Do you enjoy socialising? There's a residents lounge just a few steps away from your front door, where you can get to know your neighbours with a board game, or even a game of darts!
- Situated in the heart of Park Gate with amenities within walking distance.
- Offered chain free so there should be no delay in getting moved and settled in
- Freshly decorated with new carpets throughout, this vacant property is all ready for you to find a home for your furniture and belongings.
- Modern shower room with a large walk-in shower cubicle for ease of access.
- Over 55's flat with security entry phone and emergency pull cords for peace of mind.

### Description

This is a great spot if you want peace and quiet, as you're the last apartment with no footfall past your front door, yet you're steps away from socialising if you choose to. Being on the ground floor, close to the main entrance, there's not far to walk with your shopping bags from the car park situated just in front of the main entrance.

For peace of mind there is a security entrance system, so you can vet your visitors before allowing any access, plus there are emergency pull cords throughout should you need to raise the alarm. From this property, it's just 20 steps from your front door to both the gardens if you want to enjoy your morning cuppa outside, or to the resident's lounge if you fancy catching up with fellow residents.

Upon entering this cosy apartment, you will notice straight away that it has been freshly decorated and has brand-new neutral carpets throughout, so you can literally move your furniture straight in.

The hallway has a large storage cupboard which houses the hot water tank with plenty of space for other bits and bobs. The bathroom is bright and airy and has the added benefit of a window as the apartment is located at the end of the corridor. The white suite has a walk-in shower with a seat fitted for ease and the flooring is anti-slip. The generous bright double bedroom has a fitted wardrobe.

The sitting room which has a bright southerly aspect, benefits from secondary glazed double-glazed windows which add extra security, warmth and keep any unwanted noise minimal, the same applies to the bedroom too. The kitchen is accessed off the sitting room and is fitted with white wall and base units with a two-ring electric hob and an extractor over, plus separate fridge and freezer. There is also space for an oven.

The car park is for the use of residents on a first come, first served basis. The communal gardens have tables and chairs dotted around and are a well-maintained space to enjoy the outdoors. Communal washing facilities are on the second floor.

### Other Information

This is a leasehold property for the over 55's only. There is a Ground Rent of £25 PA. The managing agents are Grange Property Management and there is an annual service charge of £2636.35 for 2023. The lease is 99 years from 25<sup>th</sup> March 1989. An extension of the lease can be sought through Grange Property Management if a mortgage is required for this property.

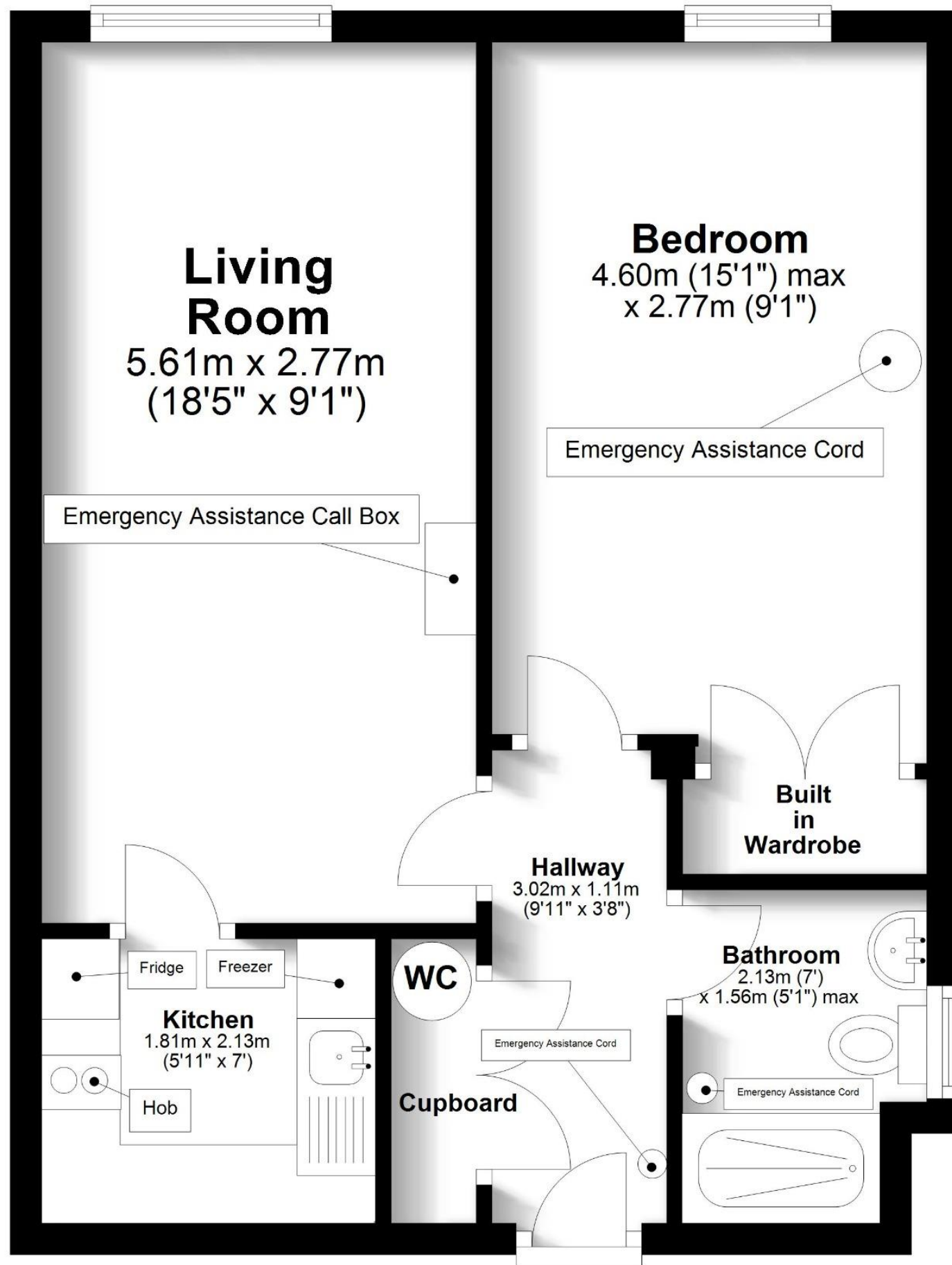
### Directions

What Three Words: bumps.imprints.touches

Sarisbury Gate, Park Gate

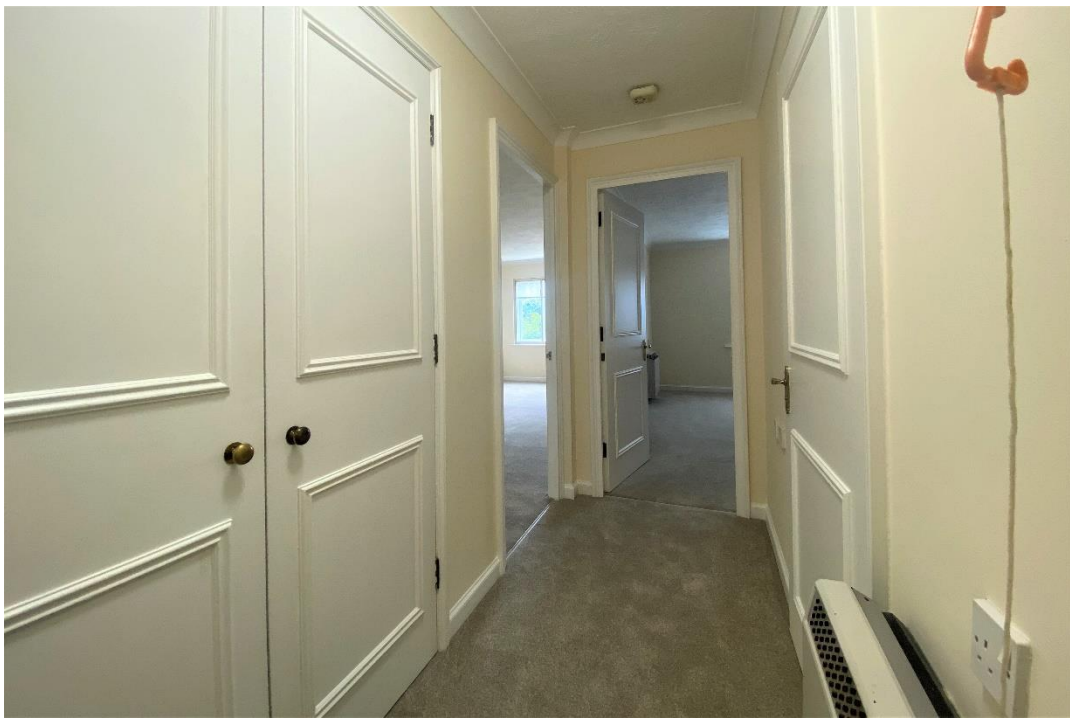
# Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 42.3 sq. metres (455.5 sq. feet)

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