



£65,995
Leasehold

17 Linden Court, Park Gate
Southampton, Hampshire SO31 6AZ



Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating D



Unallocated Parking



Council Tax Band A

Reasons to View

- This over 55's retirement development has well-kept communal gardens and facilities including a residents' lounge, laundry and guest bedroom to hire.
- The balcony will give you the perfect spot to sit and enjoy the afternoon sunshine, or perhaps have a few pots for colour.
- The modern white bathroom suite is fitted with a shower cubicle in place of the bath for easy access
- You shouldn't be short on storage here with built in cloaks, airing cupboard and a wardrobe in the bedroom too.
- With a non-resident block management team and Careline alarm service you will have peace of mind that there is someone on hand if you need them.
- With no forward chain to delay a sale you could be moved in, in no time if your solicitor is on the ball.

Description

Linden Court is just a half a mile stroll from the shops at Park Gate and less than a mile to the Locks Heath Centre and Waitrose. At the front of the block there is parking available on a first come first served basis and an attractive courtyard leading to the main entrance. Communal facilities include a residents' lounge, laundry and guest bedroom available at a small additional charge perfect for visiting friends or family.

Flat 17 is situated at the front of the block and overlooks the main entrance so you will be able to see the coming and goings through the day. The entrance hall is quite spacious with a built-in airing cupboard for all the linen and towels as well as a cloaks cupboard. A door leads into the living room which, along with the hall, has been newly re-carpeted. With a window as well as the door onto the small balcony this is a light bright room. A sliding door accesses the kitchen with a window looking out to the car park area, there is a built-in oven & hob and range of fitted cupboards giving plenty of storage.

Back off the hallway you'll find the bedroom and bathroom. The bathroom has been refitted with a white suite and shower cubicle in place of the bath. The bedroom has a built-in wardrobe for storage.

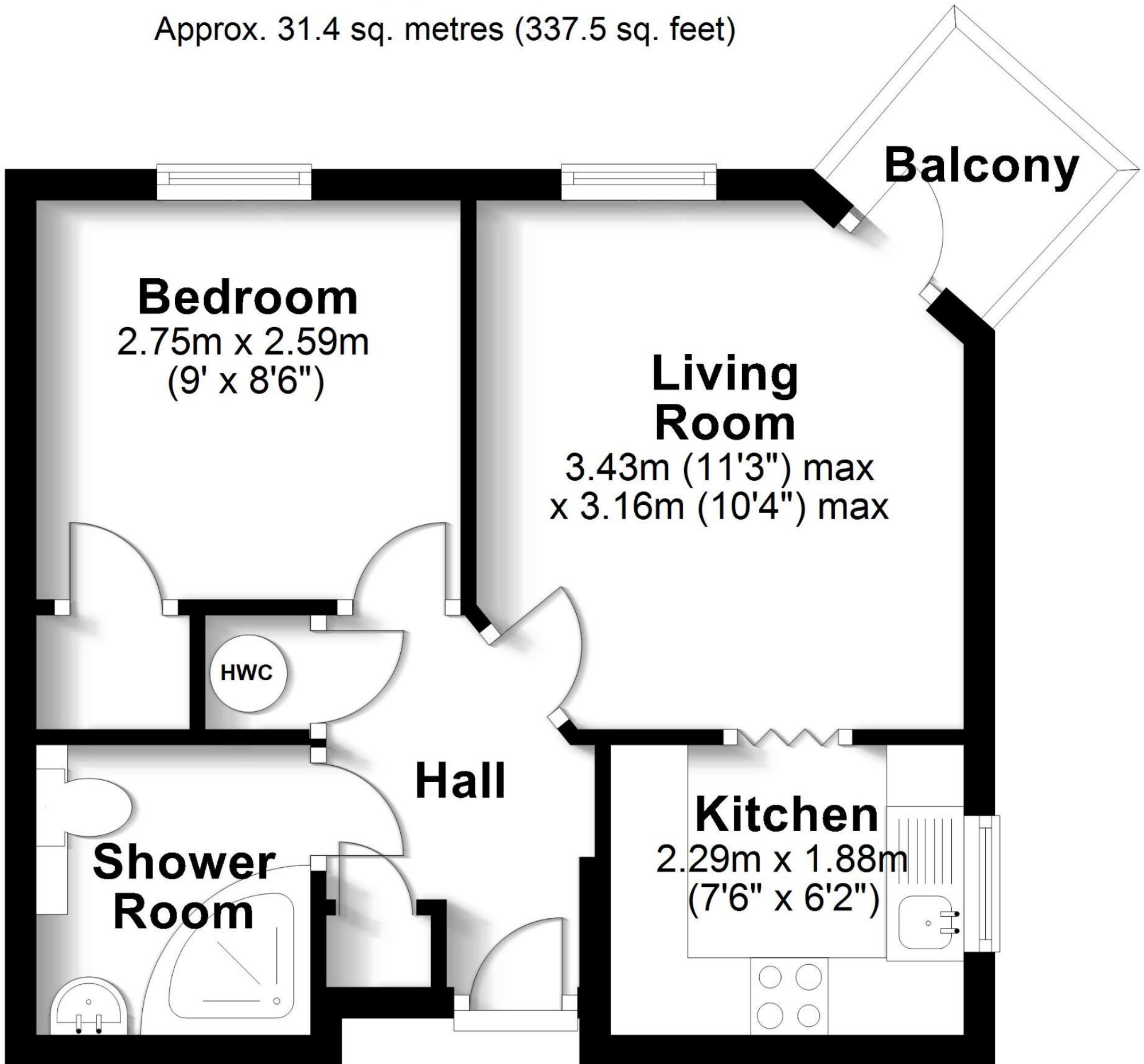
This is a leasehold property managed by Churchill Estates Management. The 99-year lease commenced 24 June 1987, the service charge is currently £2,345.86 per year. This is reviewed annually by the residence and the Estate Management. There is an event fee of 1% of the sale price upon sale. Please ask if you would like a copy of the lease. Subletting is not permitted.

Directions

<https://what3words.com/differ.publish.crowd>

Floor Plan

Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 31.4 sq. metres (337.5 sq. feet)

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