



Flat 28, Mill Court Mortimers Lane, Fair Oak - SO50 7PG

In Excess of £105,000

WHITE & GUARD

Flat 28

Mill Court Mortimers Lane, Eastleigh

INTRODUCTION

Offered with no forward chain, this one bedroom, first floor retirement flat for the over 60's is ideally located in Fair Oak and benefits from being within walking distance of the village centre offering a range of shops and amenities. Accommodation briefly comprises a welcoming entrance hall, 15ft lounge/dining room, fitted kitchen, double bedroom and shower room. Mill Court offers a range of facilities including a resident's carpark, communal gardens, resident's lounge, laundry room, 24hr emergency call system and house manager.

LOCATION

Mill Court is situated on Mortimers Lane in the heart of Fair Oak Village with local shops and amenities all within walking distance. There is also the additional benefit of local bus services running a regular timetable to Winchester and Eastleigh from the village. The neighbouring villages of Bishops Waltham and Botley are also close by, as are Southampton Airport and all main motorway access routes.

- ON-SITE MANAGER
- RESIDENTS LOUNGE
- EPC GRADE C
- RESIDENTS CAR PARK
- SPACIOUS LOUNGE/DINING ROOM
- OVER 60'S RETIREMENT APARTMENT
- FITTED KITCHEN & SHOWER ROOM
- LANDSCAPED COMMUNAL GARDENS
- NO FORWARD CHAIN
- ONE DOUBLE BEDROOM





INSIDE

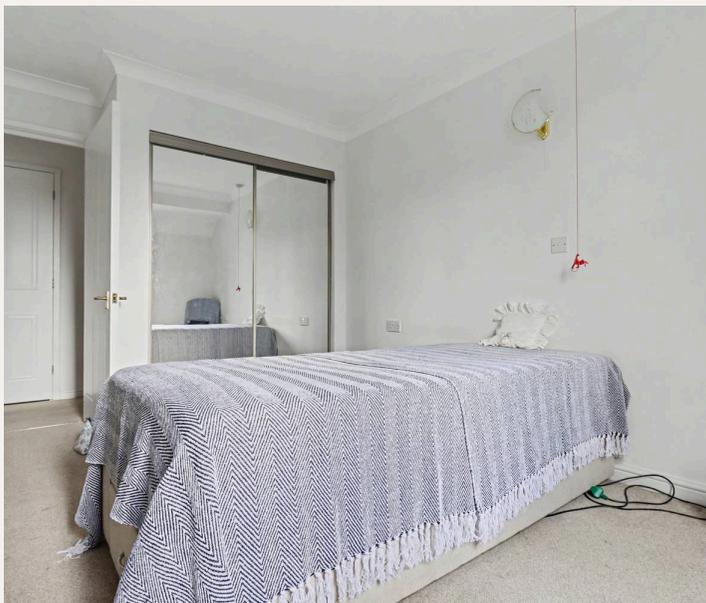
Approached via a communal entrance with secure intercom entry system, the front door opens into a spacious entrance hall which has doors leading to all principal rooms. The 15ft lounge/dining room is a lovely bright room, laid to carpet with a large double glazed window overlooking the gardens, space for freestanding furniture, an electric storage heater to one wall, TV and various power points. An opening to one end leads through to the kitchen which has been fitted with a range of wall and base units with cupboards and drawers under and complimentary work surfaces, there is space for an electric oven with extractor over and freestanding fridge freezer and the room is laid to tiled flooring. The bedroom is a good size room with a double glazed window overlooking the communal gardens and double sliding door wardrobes to one end, there is space for bedroom furniture, electric storage heater to one wall and the room is laid to carpet. The bathroom benefits from a walk in shower cubicle with an electric powered shower, pedestal wash hand basin and low level WC.

OUTSIDE

The main building can be accessed via a security intercom system leading to a reception area with a manager's office and a charming mezzanine communal lounge with ample seating areas and a guest bedroom with en-suite facilities, lifts and stairs are available to all floors. Outside, there is a resident's car park and communal gardens which are mainly laid to lawn.

Agents Notes:

The vendor has informed us there are 89 years left on the lease. The ground rent is £40 per annum and the maintenance charge is £2,933 per annum. Please seek verification via your solicitor prior to purchase.



SERVICES:

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach.

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fairoak@whiteandguard.com
W: whiteandguard.com

ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

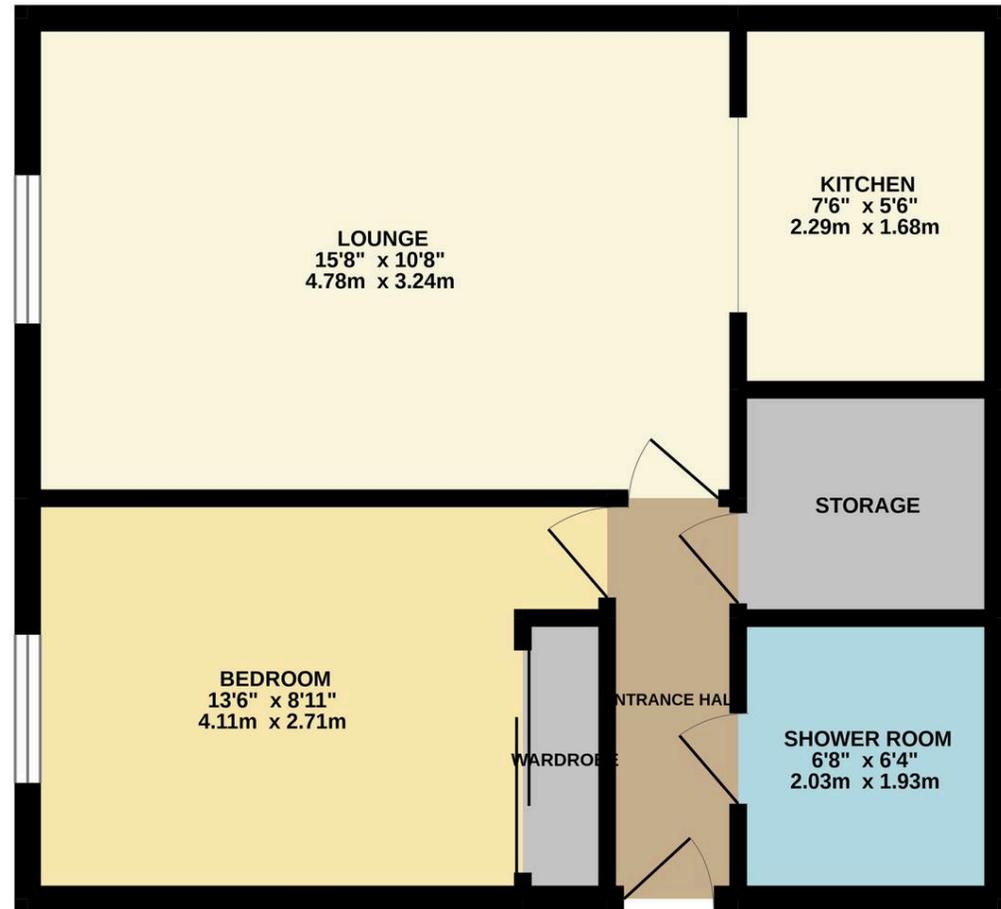
DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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