



**Chestnut Court, Shaftesbury Avenue, Southampton SO17 1SE**

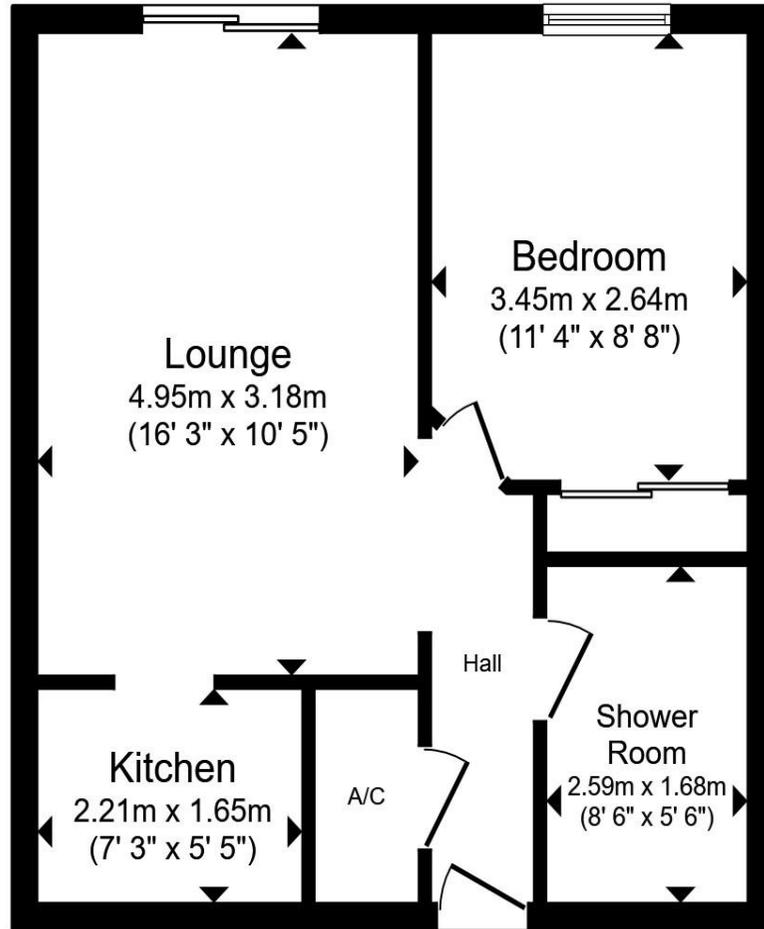
**welcome to**

**Chestnut Court, Shaftesbury Avenue, Southampton**

Well Presented Retirement Flat - Chestnut Court, Shaftesbury Avenue, Southampton

Situated within the highly sought-after Chestnut Court, this well-maintained one-bedroom ground floor retirement flat offers a peaceful and secure lifestyle exclusively for residents aged 55 and over.





### Entrance Hall

### A/C

### Lounge

16' 3" x 10' 5" ( 4.95m x 3.17m )

### Kitchen

7' 3" x 5' 5" ( 2.21m x 1.65m )

### Bedroom

11' 4" max x 8' 8" max ( 3.45m max x 2.64m max )

### Shower Room

8' 6" x 5' 6" ( 2.59m x 1.68m )

### Additional Information

Total floor area 55.7 m<sup>2</sup> (599 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Chestnut Court, Shaftesbury Avenue, Southampton

- Direct Access to Attractive Communal Gardens
- No Onward Chain
- Secure Entry Intercom System
- Parking & Mobility Scooter Storage
- Ground Floor Position

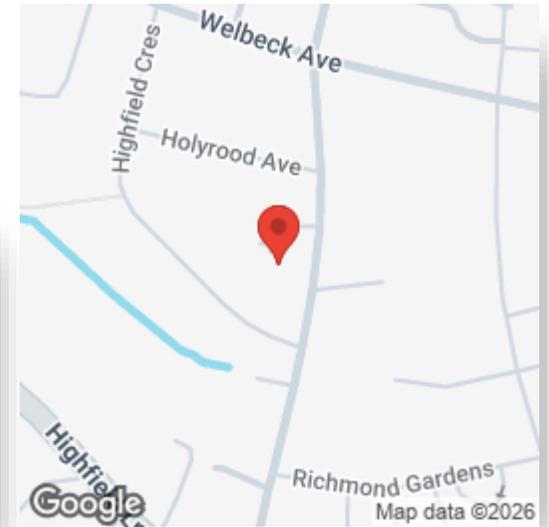
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3500.00

Ground Rent: 116.46

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £85,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU116252](https://fox-and-sons.co.uk/Property/SOU116252)



Property Ref:  
SOU116252 - 0003

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