

27 Popes Court

Popes Lane, Southampton, Hampshire, SO40 3GF



PRICE: £190,000

Lease: 125 years from 2007

Property Description:

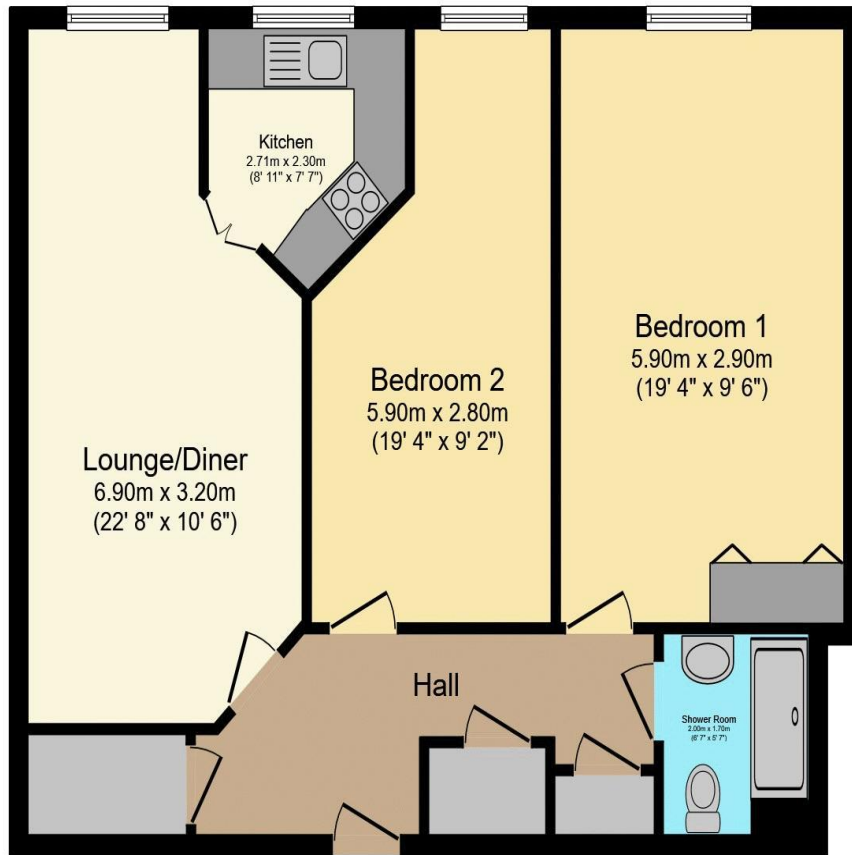
A TWO BEDROOM REDECORATED AND RECARPETED RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Popes Court was constructed by McCarthy and Stone and comprises 49 apartments arranged over 3 floors. The Development Manager can be contacted from various points within each apartment in case of an emergency. For periods when the Development Manager is not available there is a 24 hour emergency Appello call system. Each apartment comprises of a lounge, kitchen, one or two bedrooms and bathroom, with French balconies to selected apartments. It is a condition of purchase that residents be over the age of 60 or in the event of a couple one must be over the age of 60 and the other over the age of 55. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Residents' lounge
- Security entry system
- Landscaped gardens
- Guest Suite & Laundry Room
- Minimum Age 60
- Development Manager
- Lift to all floor
- Redecorated and Re-carpeted
- Lease Length: 125 years from 2007



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 75.2 m² (809 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).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/02/2025

Annual Ground Rent:

£495.00

Ground Rent Period Review:

Next Uplift 2030

Annual Service Charge:

£4,065.44

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.