

5 Chestnut Lodge

Burgess Road, Southampton, Hampshire, SO16 7NT



**PRICE: Offers in the Region Of
£90,000**

Lease: 125 years from 1989

Property Description:

ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO COMMUNAL GARDENS

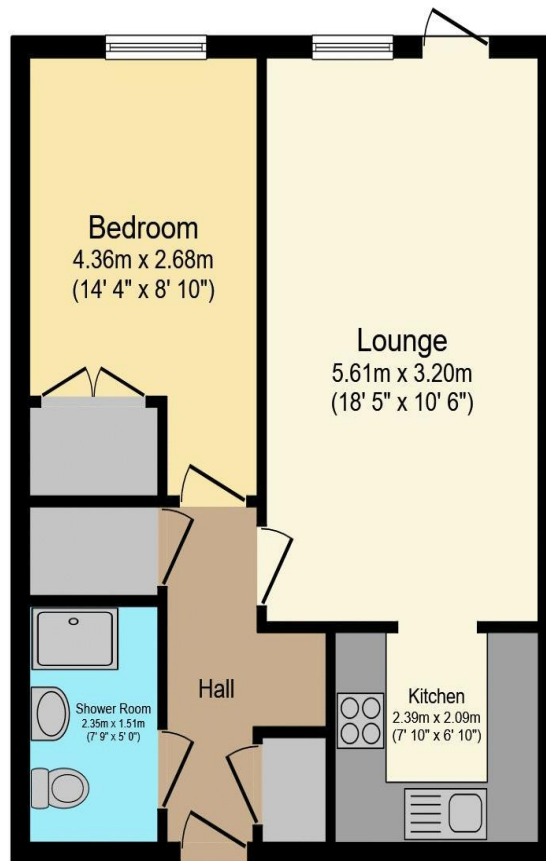
Chestnut Lodge comprises 54 properties arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency.

For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to your Property Consultant if you require information regarding Events Fee that may apply to this property.

Development Features:

- Development Manager
- Landscaped Gardens
- Resident's lounge
- Laundry room
- Guest Suite
- 24 Hour Emergency Appello call system
- Minimum Age 55
- Lease: 125 years from 1989

Floorplan:



Total floor area 46.6 sq.m. (502 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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Retirement Homeseach Limited, Registered Office:
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Rooms Description:

Interior Photos:

ENTRANCE HALL

Power point. Ceiling light fitting. Electric night storage heater. Airing cupboard housing cupboard housing insulated hot water tank with electric immersion heaters. Electric meters are located in the corridor outside the flat.

LOUNGE/DINING AREA

Patio doors leading to communal gardens. Electric night storage heater. TV & Telephone points. Power points. Emergency pull cord. Ceiling light fittings. An archway leads to:

KITCHEN

Tiled and fitted with a range of wall and floor units with replacement doors. Sink unit, single drainer. Work tops. Built-in electric oven with grill. Separate hob with extraction hood. Washing machine & fridge/freezer. Ceiling light fitting.

BEDROOM

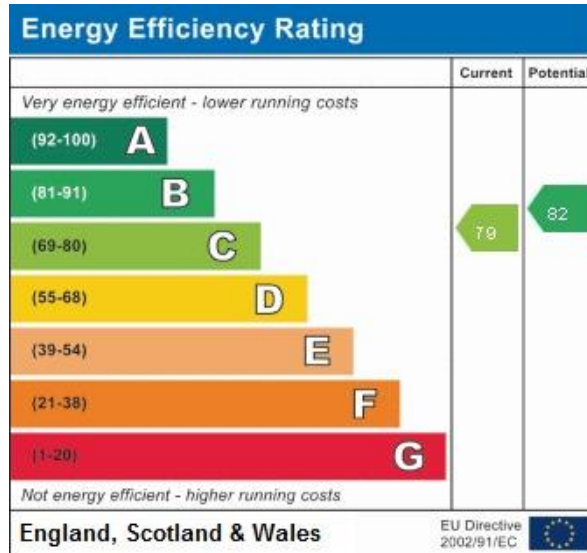
Built-in wardrobe with hanging rail and shelving over. Electric night storage heater. Emergency pull cord. Telephone point. Power points.

SHOWER ROOM

Tiled and fitted with suite comprising walk-in electric shower with sliding door; hand grips. Low level WC; pedestal hand basin with mirror over. Wall cabinet. Ceiling light fitting. Extractor fan.



Energy Performance Certificate:



For Financial Year Ending: 31.03.24

Annual Ground Rent: **£N/A**

Ground Rent Period Review: **N/A**

Annual Service Charge: **£3169.39**

Council Tax Band: **B**

Event Fees: **0% Transfer 0% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



01425 632291 millie.carla@retirementhomesearch.co.uk

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

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.

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