



16 Southbrook Mews  
Bishops Waltham  
Hampshire  
SO32 1RZ





## 16 SOUTHBROOK MEWS

**PRICE GUIDE: £120,000**

### The Property

No 16 Southbrook Mews is a first floor one bedroom apartment on this age restricted development for the over 55's. It is set within attractive mature gardens in a very central location just minutes walk to the historic Bishops Waltham High Street with its selection of shops, including a Post Office, cafes and pubs. The development offers a resident caretaker, visitors suite available to book, communal lounge and laundry with washing machines and dryers. Viewing is very highly recommended.

- \* OVER 55 \*
- \* FIRST FLOOR APPARTMENT \*
- \* ONE BEDROOM \*
- \* ATTRACTIVE GROUNDS \*
- \* RESIDENT CARETAKER \*
- \* RESIDENTS LOUNGE \*
- \* VISITORS SUITE \*
- \* NO ONGOING CHAIN \*
- \* CENTRAL LOCATION \*

### The Location

Bishops Waltham is an Historic small town at the southern end of the Meon Valley which offers all local amenities. The larger centres of Fareham and Hedge End are close by with easy access to the M27 motorway network.

### Directions

Follow the one way system through Bishops Waltham, bear left then right and the entrance to Southbrook Mews is on the left before the public carpark.

### ACCOMMODATION COMMUNAL ENTRANCE

Staircase to first floor, lift,

Front door opening to:

#### ENTRANCE HALL

Entry phone\*, storage cupboard, airing cupboard housing hot water tank, night storage heater\*, doors opening to:

#### LIVING/DINING ROOM

Double glazed window to rear, night storage heater\*, opening to:

#### KITCHEN

Double glazed window to side, fitted with a range of wall and base units with work surfaces over, single drainer stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point, space for refrigerator, plumbing for washing machine.

#### BEDROOM

Double glazed window to rear, built in mirror fronted wardrobes, electric wall mounted heater\*.

#### BATHROOM

Suite comprising panelled bath with Triton shower\* over, wash hand basin with cupboard below, low level w.c., partially tiled walls, heated towel rail\*.

### COMMUNAL LOUNGE

With a kitchen attached.

### COMMUNAL LAUNDRY ROOM

With washing machines and tumble driers.

### COMMUNAL GARDENS

Established gardens with seating areas, lawned areas with a variety of shrubs and borders. There is a residents car park.

**TENURE:** Leasehold. The balance of a 150 year lease dating from November 2016. Ground rent payable £550 per annum.

**SERVICE CHARGE:** There is a monthly service charge of approximately £225 per month, towards the upkeep of the development. It covers external maintenance of the building, ground maintenance, heating and light to all communal areas, maintaining the laundry room, the salary of the caretaker and buildings insurance.

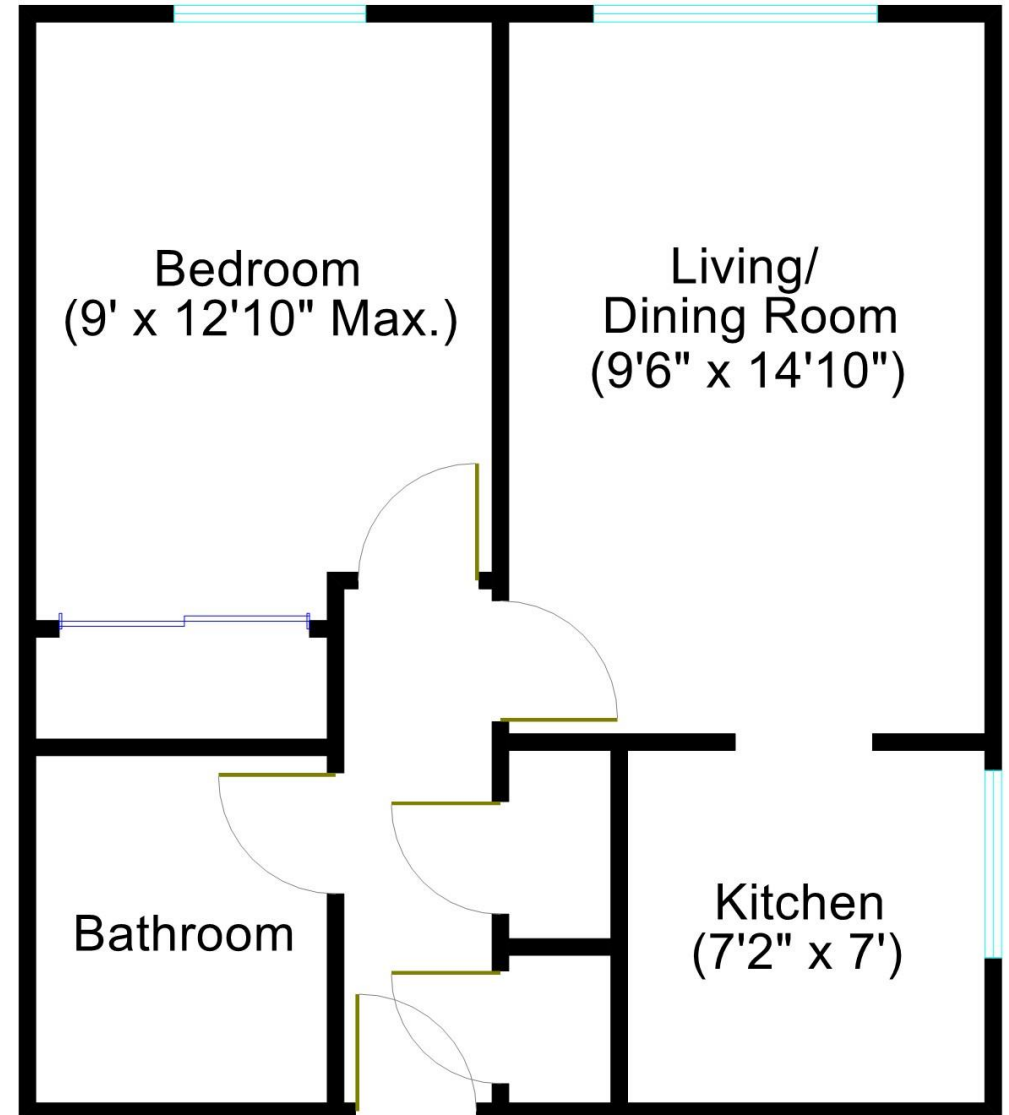
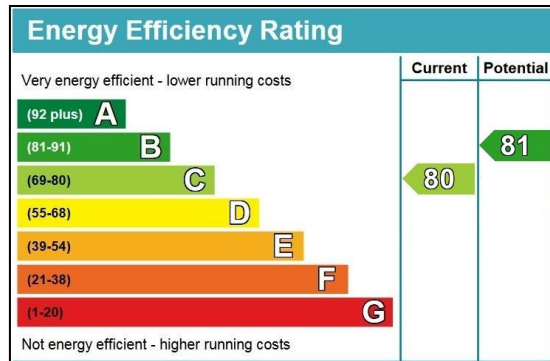
**SERVICES:** Mains electricity, water supply and drainage.

**LOCAL AUTHORITY:** Winchester District Council  
**COUNCIL TAX BAND:** B

**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total approx. internal floor area = 406.7 sq ft/ 37.8 sqm.  
Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
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