



Total area: approx. 58.0 sq. metres (623.9 sq. feet)

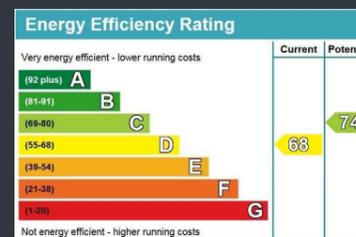


Flat 30, Fielders Court, Kenilworth
Gardens

£179,950 Leasehold

West End, Southampton, Hampshire SO30 3HH

A well-presented and spacious two bedroom retirement apartment in this sought-after development. The accommodation consists of a bright entrance hall, living/dining room with Juliette balcony, fitted kitchen, shower room with double shower and two double bedrooms. Presented in good order throughout, and benefitting from a Southerly aspect, this is a lovely apartment. Situated on the first floor, the development has a lift for residents and also benefits from a Development Manager on site, a communal lounge, laundry room and beautiful, well-tended communal gardens.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Overview

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- LIVING/DINING ROOM WITH JULIET BALCONY
- MODERN FITTED KITCHEN
- SOUTHERLY ASPECT
- SHOWER ROOM
- BEAUTIFUL COMMUNAL GARDENS
- RESIDENTS' LOUNGE
- EMERGENCY CALL SYSTEM
- ON-SITE DEVELOPMENT MANAGER

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107 years remaining on the lease
Service Charge average £4982 per year
Ground rent - £450 Per Year.

Council Tax Band - C

Tenure - Leasehold

Agent Notes - Draft Copy of Particulars.

Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.