



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



46 Fielders Court, Kenilworth Gardens, West End

£179,950 Leasehold

Southampton, Hampshire SO30 3HH

A well presented second floor retirement apartment with two double bedrooms. Presented in excellent order throughout, with new carpets, and fitted furniture in the bedroom and living room, this is a great choice for those wishing to downsize. Situated in West End village, within walking distance of shops, doctors' surgery and transport links. Lift to all floors & development manager on site.

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 RETIREMENT APARTMENT
- WELL MAINTAINED DEVELOPMENT
- DEVELOPMENT MANAGER ON SITE
- COMMUNAL LOUNGE
- BEAUTIFUL COMMUNAL GARDENS
- WELL-PRESENTED THROUGHOUT
- LEASEHOLD WITH 106 YEARS REMAINING
- ACCESSIBLE BY LIFT TO ALL FLOORS
- SPACIOUS & LIGHT WITH JULIETTE BALCONY
- CENTRAL WEST END - WALK TO SHOPS & AMENITIES

Set in a sought-after retirement development within West End village, a lovely two bedroom apartment on the second floor benefitting from views over the gardens and to the front. There is a range of fitted furniture in the principal bedroom providing excellent storage, as well as some fitted units in the living room. A lift to all floors means that the development is fully accessible and the property is presented in good order throughout. Enjoying a Southerly aspect, with a Juliette balcony from the living area.

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.

Car park on site operates on a first-come-first-served basis.

Tenure - Leasehold

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

Council Tax Band - C

EPC Rating - D

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.