



## 1 bed retirement property to buy in SO45

Langdown Lawn, Hythe, Southampton, Hampshire, SO45 5BT

**£57,500** Starting Bid

🏠 x1 🚗 x1 🚻 x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000
- ✓ Over 55's Development
- ✓ One Double Bedroom
- ✓ Communal Lounge
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

An excellent opportunity to acquire a first floor flat set in an over 55's independent living complex within the sought after area of Hythe. The accommodation benefits from an entrance hall, living room, kitchen, double bedroom with built in wardrobes and walk-in shower room. The complex provides a communal living room for social activities, laundry room, communal lift and parking spaces for residents and visitors.

### Shower Room

Three piece suite comprising of tiled shower cubicle, wash hand basin with cupboards beneath and W. Tiling to walls. Extractor fan.

### External

The complex is approached via a driveway. Path leads up to security entrance and communal hall. Wardens office and communal lounge area. Lift and stairs to all floors. The complex benefits from mature and landscaped gardens with private seating areas. There is parking available for residents and guests.

### Charges

Napier Property Management manage the building. Current Service/Maintenance Charge - £1,958.00 annually payable in monthly installments. There is circa 61 years left on the lease.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 60

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £1,650.00

Price: Starting Bid £57,500

Property Type: Retirement property

Parking: Residents, Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Ramped access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

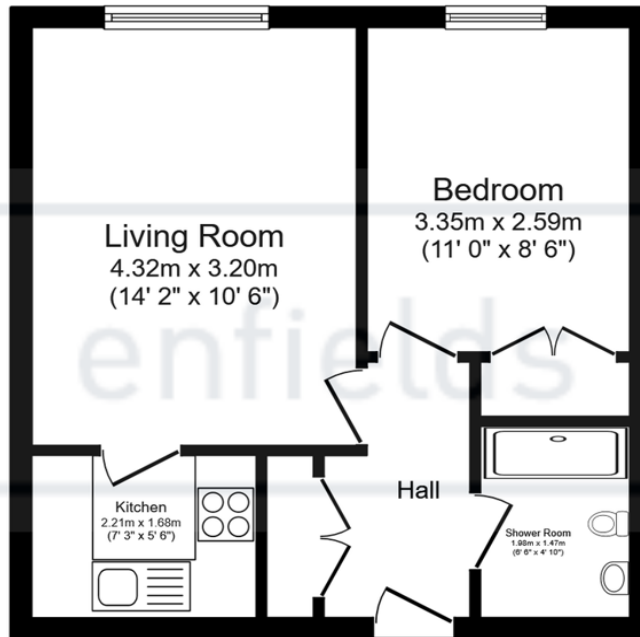
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**First Floor**

Floor area 35.9 sq.m. (386 sq.ft.)

Total floor area: 35.9 sq.m. (386 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   |         | 81                      |
| (69-80) <b>C</b>                                   | 71      |                         |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC |

Langdown Lawn, Hythe, Southampton, Hampshire, SO45 5BT

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

