



9 Salisbury Road, Totton, Southampton, Hampshire SO40 3HW
Telephone: 02380 666777 Facsimilie: 02380 667475 Email: michael.rhodest@btconnect.com
www.michaelrhodestotton.co.uk

TOTTON



£145,000 LEASEHOLD

**29 POPES COURT
POPES LANE
TOTTON
HAMPSHIRE
SO40 3GF**



Description

Over 60's Retirement Apartment.

An opportunity to purchase a first floor apartment constructed approximately two years ago by McCarthy Stone close to Totton centre and to all amenities.

Lounge/Diner, Kitchen with Appliances, Double Bedroom, Bathroom, Walk in Storage Cupboard, Double Glazed, Night Storage Heating, Residents' Lounge with Kitchenette, Guest Suite, Laundry Room, Refuse Storage Area, Secure Entry System, House Manager, Communal Gardens, Communal Parking

PLEASE NOTE: THE PLUMBING, HEATING AND ELECTRICAL FITTINGS AS DESCRIBED HAVE NOT BEEN TESTED (UNLESS STATED) AND NO ASSURANCES CAN BE GIVEN AS TO THEIR CONDITION OR SUITABILITY.

Directions

From our office walk along into Water Lane where the block will be found on the left hand side.

Accommodation

Main Secure Entry Door

Communal Hallway where there is a lift to the first and second floor, a communal lounge with kitchen, a guest suite, a laundry room and a storage area for refuse.

Accommodation

Front door to:

Entrance Hallway

Coved ceiling. Smoke alarm. Secure entry intercom. Emergency pull cord. Cupboard with fuse board and electric meter. Walk in cupboard for storage with tank and shelving. Doors to all principal rooms.

Lounge/Diner

23'4" x 11' (7.11m x 3.35m) UPVC double glazed window to front elevation. Coved ceiling. Electric fire set on hearth and back with wooden surround. Night storage heater. Television point. Telephone point. Emergency pull cord. Secure glazed double door to:

Kitchen

7'7" x 6'5" (2.31m x 1.96m) UPVC double glazed window to front elevation. Coved ceiling. Wall mounted fan heater. Triple lights. Range of wall and base units with work tops over. Inset single stainless steel drainer sink unit with mixer tap over. Integrated fridge. Integrated freezer. Inset electric hob with extractor fan over. Electric oven in housing unit. Tiled splash backs.

Bedroom

13'7" x 9' (4.14m x 2.74m) UPVC double glazed window to front elevation. Coved ceiling. Night storage heater. Telephone point. Emergency pull cord. Mirror fronted wardrobes with hanging rail and shelving. Television point.

Bathroom

Coved ceiling. Fully tiled walls. Low level WC. Wash hand basin in vanity unit with cupboard under and light with shaver

PLEASE NOTE: THE PLUMBING, HEATING AND ELECTRICAL FITTINGS AS DESCRIBED HAVE NOT BEEN TESTED (UNLESS STATED) AND NO ASSURANCES CAN BE GIVEN AS TO THEIR CONDITION OR SUITABILITY.

Outside

Outside

Communal gardens mainly laid to lawn with a variety of shrubs and trees. There is a seating area with a pergola over. There is residents only communal parking to the front of the block.

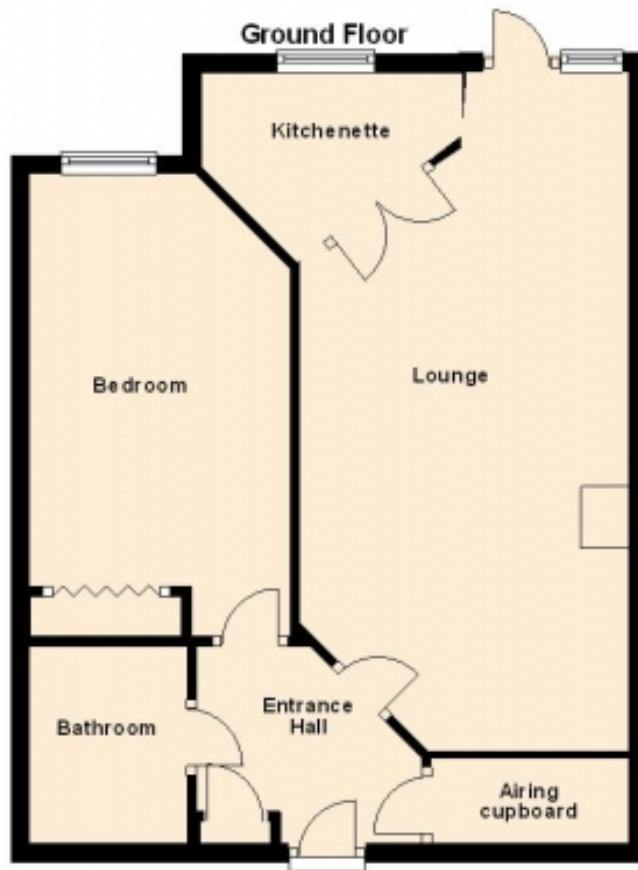
Agents Notes

Leasehold property 125 years from 01/02/2007. Ground rent for 1 to 23 years is £425.00.
Service charges from 01/03/2009 to 31/08/2009 were £712.89.

Other Information

Council Tax Band

PLEASE NOTE: THE PLUMBING, HEATING AND ELECTRICAL FITTINGS AS DESCRIBED HAVE NOT BEEN TESTED (UNLESS STATED) AND NO ASSURANCES CAN BE GIVEN AS TO THEIR CONDITION OR SUITABILITY.



AGENTS NOTE: These floor plans are for illustration only and are not to scale

OPENING HOURS
MONDAY TO FRIDAY - 9am to 5.30pm
SATURDAY 9am to 4pm
SUNDAY CLOSED

INTERNET WEB SITE
www.michaelrhodestotton.co.uk
Email: michael.rhodest@btconnect.com





9 Salisbury Road, Totton,

Southampton, Hampshire SO40 3HW

Telephone: 02380 666777 Facsimilie: 02380 667475

Email: michael.rhodest@btconnect.com

Residential Sales

Property Management

Financial Services

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. Michael Rhodes Limited is registered at Fleming Court, Leigh Road, Eastleigh, Hampshire SO50 9PD. Registered in England number 2969921.