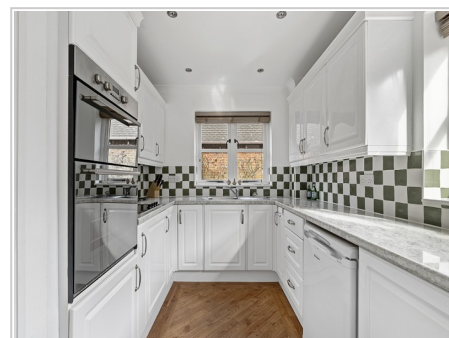


Garden Mews,
Warsash,
Southampton,
Hampshire.
SO31 9GW

320,000



- Single garage with ample residents and visitors parking
- Two double bedrooms, the master with two built in wardrobes and partial water views
- Downstairs WC and modern shower room on the first floor
- Private patio and rear access to single garage
- Well maintained communal grounds with seating areas overlooking Strawberry Fields and The River Hamble
- No forward chain
- Extended lease with approximately 148 years remaining



Ref: PRA12516

General Description

Nestled within the tranquil confines of Warsash, this exceptional over 55's retirement house offers a serene and picturesque lifestyle. Garden Mews boasts captivating views over the tranquil River Hamble and this home is surrounded its lush communal gardens

Accommodation

Entrance Hall

Wooden front door with inset opaque glass panels and coir matting beneath and carpet with deep moulded skirting boards, Electric heater, stairs leading to first floor with storage underneath and housing the trip switches for the property, doors leading to lounge and downstairs WC.

W.C (3' 2" x 6' 2") or (0.97m x 1.87m)

Electric towel rail, wall mounted sink with storage beneath, low level WC in concealed cistern, wooden opaque double glazed window, deep moulded skirting boards, coving around ceiling.

Lounge (18' 8" x 10' 7") or (5.70m x 3.23m)

Bay window to front aspect set with wooden double glazed windows, electric heater, deep moulded skirting boards, electric fire set into fireplace with wooden surround mantle piece, coving to ceiling, carpet and doorway to kitchen walk way through to dining area.

Dining Room (7' 7" x 10' 7") or (2.32m x 3.23m)

French doors leading to patio area, electric heater, coving, carpet.

Kitchen (12' 1" x 6' 2") or (3.68m x 1.87m)

Wooden double glazed window to side and rear aspect, Tiled walls, single sink with drainer, Chrome mixer tap, cupboards above and below work surface, space for fridge freezer, built in electric hob, Double oven and grill, wall hung electric fan heater, LED inset spot lights, Karndean flooring. Matching wall and base units.

Landing

Double glazed window to side aspect, Carpet, doors to all rooms and to airing cupboard which houses immersion water tank with shelving, loft access.

Bedroom 1 (13' 10" x 13' 9") or (4.21m x 4.18m)

Double glazed window to front aspect with electric heater beneath, deep moulded skirting boards, built in double wardrobes, space for double bed, coving, large walk in cupboard with velux style window, carpet.

Bedroom 2 (10' 7" x 9' 4") or (3.23m x 2.85m)

Wooden framed double glazed window to back aspect, Electric heater beneath, deep moulded skirting boards, coving, carpet.

Shower Room (7' 7" x 7' 7") or (2.31m x 2.30m)

A modernised shower room with wooden double glazed opaque window, tiled walls to shower cubicle, low level WC set in concealed cistern along with hand wash basin set in modern vanity units with ample storage, electric heater, inset LED spotlights, Large wall mirror.

GARAGE (17' 3" x 7' 9") or (5.27m x 2.36m)

Single garage with up and over door to communal car park, rear pedestrian door accessible from garden area. Power and lighting.

Other

Fareham borough council tax band D- £2,063.40 Per annum

Sellers position- Property vacant, no chain.

Lease information:

Service charge- £4,736 for year

Ground rent- £400pa until 2042 and then £800pa

148 years left on lease

Services

EPC Rating:58

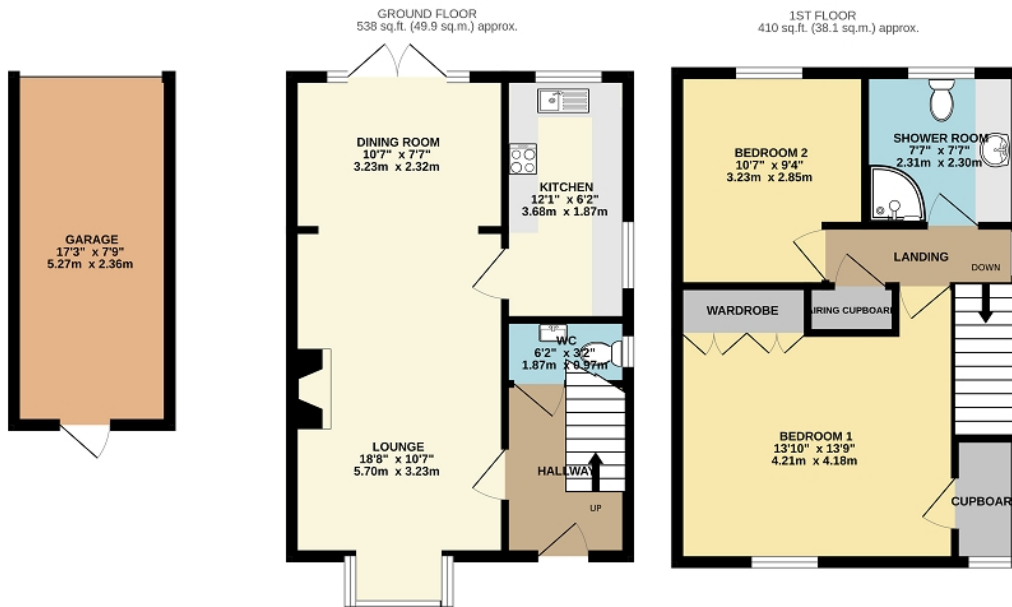
Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.