



**Beck Lodge
Botley Road
Park Gate
Southampton
Hampshire
SO31**

Offers in Excess of £166,000

bettermove

Botley Road Southampton

Bettermove are proud to present this 1 bedroom retirement flat in Park Gate, welcoming over 60's only, and available with no forward chain.

The property benefits from double glazing, and a community heating scheme throughout, with off street parking available via the residents carpark, available on a first come, first serve basis.

The council tax band is C.

This is a leasehold property with 992 years remaining on the lease; the ground rent is £575.00 per annum, and the service charge is £3,612.21 per annum, including hot water and heating.

The interior of this beautifully presented, first floor property property comprises a spacious living room, fitted kitchen, one double bedroom, with walk-in wardrobe, and a shower room. The property also boasts communal gardens, a residents lounge, and lift access to all floors.

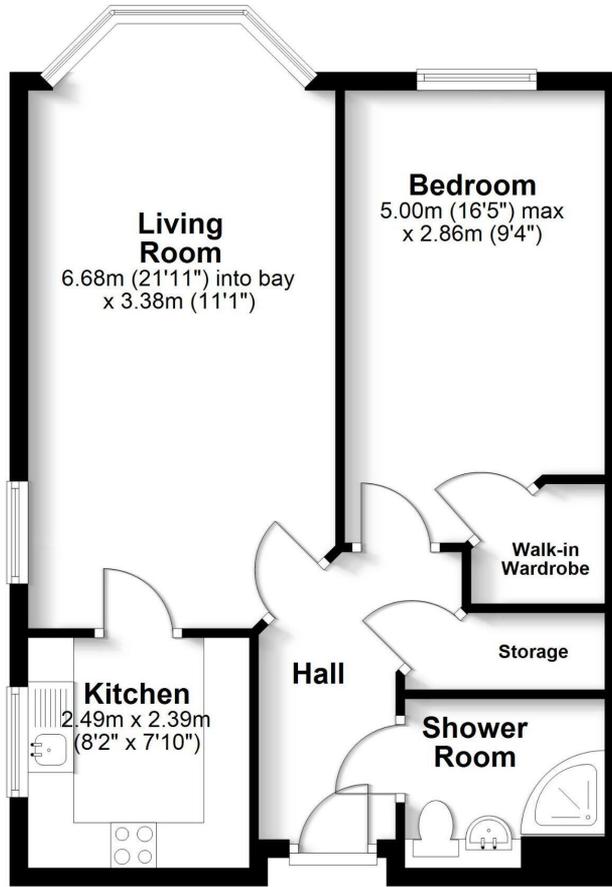
Located in the sought after village of Park Gate, Southampton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Swanwick Train Station, a variety of local bus routes, and quick access to the M27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Upper Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 54.1 sq. metres (582.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	93	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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