

£175,000
Leasehold

32 Beck Lodge , 8 Botley Road

Park Gate, Southampton, SO31 1EZ





Quick View

1 Bedroom	Not Applicable
1 Living Room	1 Bathroom
Flat	EPC Rating B
Residential Parking	Council Tax Band C

Reasons to View

- A superb lifestyle awaits, with the elegant Owners' Lounge providing a welcoming space to relax, socialise and enjoy the company of fellow residents over a coffee.
- Offered for sale with no forward chain, this move-in-ready property provides an excellent opportunity for buyers looking to make a straightforward and hassle-free move.
- A truly enviable position within the development, enjoying delightful views over the beautifully maintained communal gardens from your very own private balcony.
- Park Gate shops are conveniently located just 0.2 miles away, offering a range of everyday amenities within an easy, level walk.
- Designed specifically for the over-60s, this welcoming community offers peace of mind, security and a genuine sense of belonging, with the added convenience of a lift and easy access to street l
- Designed with convenience and futureproofing in mind, the apartment offers thoughtful features including a walk-in wardrobe, a modern shower room with walk-in shower, and a well-appointed Kitchen

Description

Step into the spacious hallway, where a useful walk-in storage cupboard immediately provides excellent practical storage, while also housing the apartment's meters. Next to this, the generous double bedroom offers a peaceful and comfortable retreat, with the added benefit of a large walk-in wardrobe. Fitted with hanging rails, shelving and automatic lighting, it provides an excellent amount of storage while keeping the bedroom itself feeling uncluttered. There is also a window to the side which provides views over the communal gardens.

The well-appointed shower room is fully tiled and designed with both comfort and practicality in mind. It features a walk-in shower, WC and wash hand basin integrated into a useful storage unit, with a mirrored cabinet above. Non-slip flooring and a chrome heated towel rail complete the space. The living room is undoubtedly one of the apartment's highlights, with the door opening directly onto the balcony and offering those fantastic views. A glazed door leads through into the separate kitchen, which is fitted with contemporary grey high gloss units and a range of integrated appliances, including a fridge/freezer, electric oven, hob and washer/dryer. The streamlined design keeps everything conveniently close to hand, while a double-glazed rear window brings plenty of natural light into the room.

Outside residents will benefit from on-site parking within the development's private car park, with spaces available on a first-come, first-served basis. The development is complemented by beautifully maintained, established communal gardens, providing a peaceful and inviting setting for residents to enjoy. To the rear, a dedicated paved seating area offers the perfect spot to relax in the sunshine with the morning newspaper or enjoy a leisurely catch-up with visiting family and friends. Beck Lodge offers a high level of service and reassurance, with an experienced on-site Lodge Manager overseeing the day-to-day running of the development. Always on hand to assist with everyday enquiries and ensure the communal spaces are maintained to the highest standard; the Lodge Manager also provides the added convenience of keeping an eye on your apartment while you are away. Residents can enjoy further peace of mind with a 24-hour call centre support service, ensuring assistance is available whenever it is needed. The guest suite is also available to hire, providing a comfortable and convenient space for visiting friends and family.

Other Information

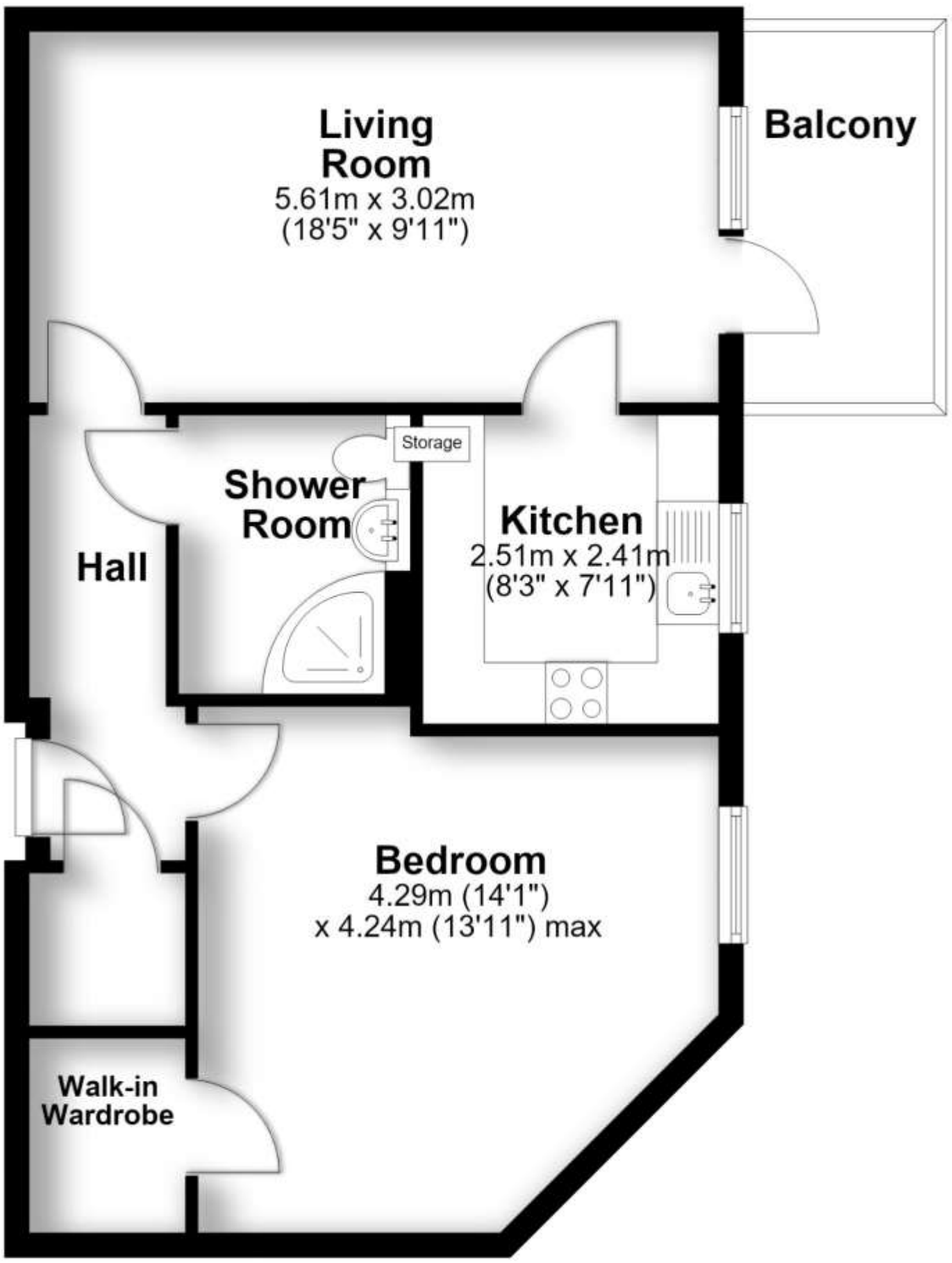
This property is for people aged over 60 years old. It is leasehold with a 999 year lease which commenced 1st May 2019. The annual ground rent is £575.00 and there is a service charge payable of £3614 which includes hot water and heating. There are NO EXIT or CHURCHILL SALE FEES payable. The management company have confirmed the annual service charge for the year ending 30/11/26. There is a ground rent review due on 1/5/26 so this will increase but the amount won't be confirmed until around 3 months after that date.

Directions https://what3words.com/flicks.year.formless

Beck Lodge, Park Gate

First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)
(excluding Balcony)



Total area: approx. 53.1 sq. metres (571.6 sq. feet)

Anti-Money Laundering & ID Verification
Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017.
We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152













The Property Ombudsman LETTINGS

arla | propertymark PROTECTED

Robinson Reade

naea | propertymark PROTECTED

The Property Ombudsman SALES

Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Email us sales@robinsonreade.co.uk **Visit us** www.robinsonreade.co.uk
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast