

35 Homeborough House

Brinton Lane, Southampton, Hampshire, SO45 6EE



PRICE: £90,000

Lease: 99 years from 1984

Property Description:

A REDECORATED AND RE-CARPETED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Homeborough House was constructed by McCarthy & Stone (Developments) Ltd and comprises 42 properties arranged over 3 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Minimum Age 60
- Free Satellite TV (see House Manager)
- Guest Suite
- Development Manager
- Lift to all floors
- Lease Length: 99 years from 1984



**For more details or to make an appointment to view, please contact
Millie & Carla**

Floor Plan

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 43.4 sq. metres (467.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£449.98

Ground Rent Period Review:

Next Uplift 2028

Annual Service Charge:

£5051.04

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.