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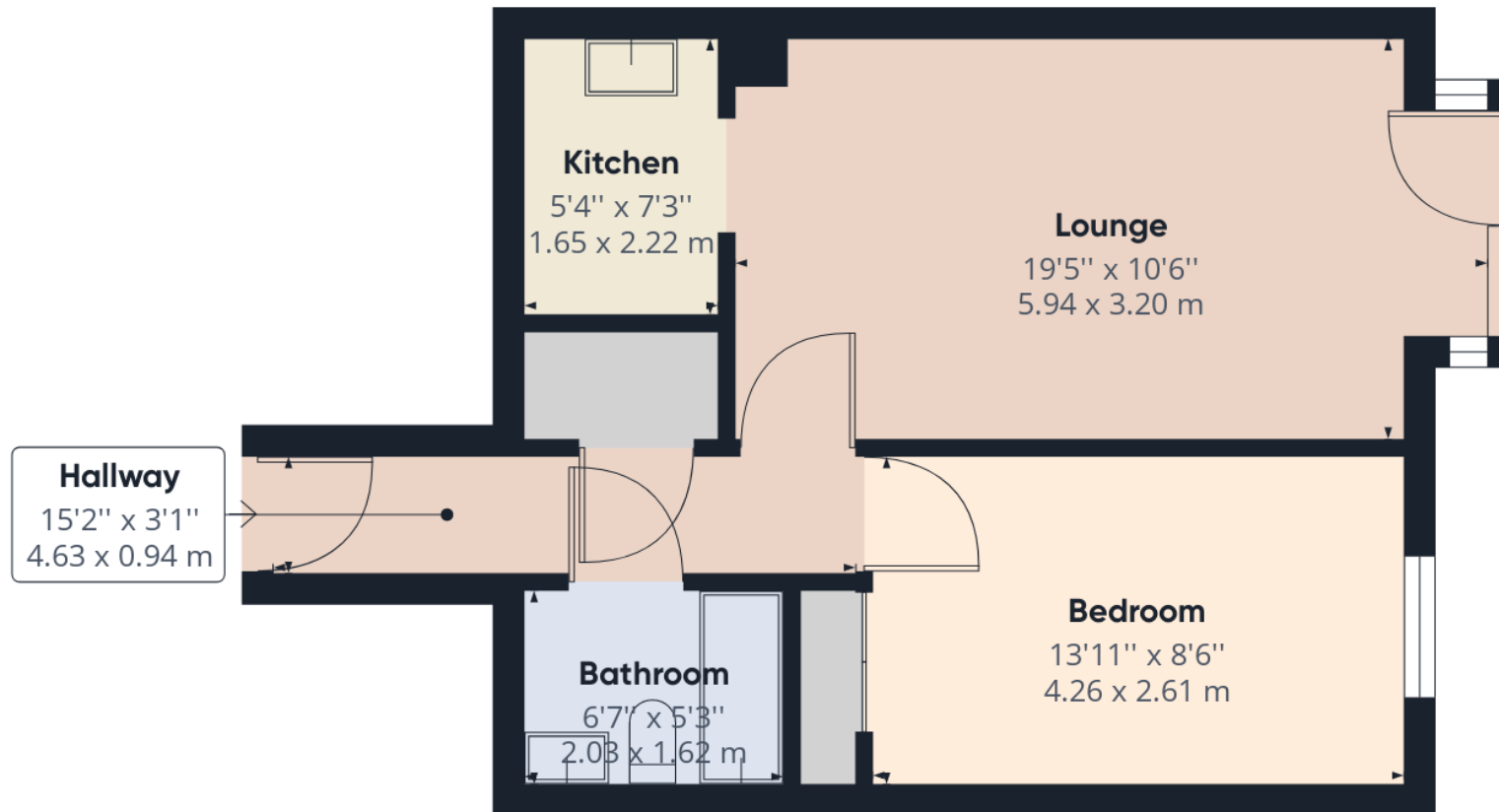
**HOME SPINNEY HOUSE,
RIVER VIEW ROAD,
SOUTHAMPTON,
SO18 1UD**



MANNNS & MANNNS ARE THRILLED TO OFFER THIS ONE BEDROOM, GROUND FLOOR, RETIREMENT APARTMENT LOCATED CLOSE TO THE BANKS OF THE RIVER ITCHEN. THE PROPERTY BOASTS COMMUNAL GARDENS AND LOUNGE FACILITIES, RESIDENTS PARKING AND A HOUSE MANAGER. OFFERED WITH NO FORWARD CHAIN.

Offers Over £100,000 Leasehold

This purpose built, ground floor, one bedroom retirement apartment, exclusively for the over 60's, is located in the popular riverside location of Bitterne Park. Situated just a short distance from Bitterne Triangle where there are shops, local amenities and public transport links. The property comprises of a lounge, kitchen, bathroom and bedroom. Rooms have an emergency call button. The accommodation has direct access to the communal garden, glimpses of the River Itchen and across the local park. The apartment benefits from residents parking, a communal lounge, communal gardens, laundry facilities, a lift in the block and a House Manager. There is also an overnight guest room for visitors, which may be booked for a nominal fee.





Hallway: Doors to principal rooms. Intercom system and emergency pull cord. Door into cupboard housing the electrical fuse board, electric meter and an Ariston space saving hot water tank. Power point. Carpeted flooring. Textured and covered ceiling with two ceiling lights.

Lounge (6.11M into bay x 3.23M): Rear elevation double glazed UPVC bay window and door opening onto the communal gardens, offering glimpses of the River Itchen. Ecostrad ceramic electric radiator. Carpeted flooring. Textured and covered ceiling. Two wall lights. Archway leading into the kitchen.



Bedroom (4.25M x 2.65M): Double glazed UPVC window to the rear elevation, offering glimpses of the River Itchen. Fitted wardrobe. Two wall lights and ample power points. Ecostrad ceramic electric radiator. Carpeted flooring. Textured and covered ceiling.

Bedroom (4.25M x 2.65M): Double glazed UPVC window to the rear elevation, offering glimpses of the River Itchen. Fitted wardrobe. Two wall lights and ample power points. Ecostrad ceramic electric radiator. Carpeted flooring. Textured and covered ceiling.

Bathroom: Low level bath with a Mira electric shower over. WC. Wash hand basin with a vanity unit beneath and hot and cold taps over. Two mirror fronted bathroom cabinets. Towel rail. Fully tiled walls. Anti-slip floor covering. Electric heater. Textured and covered ceiling with a ceiling light.



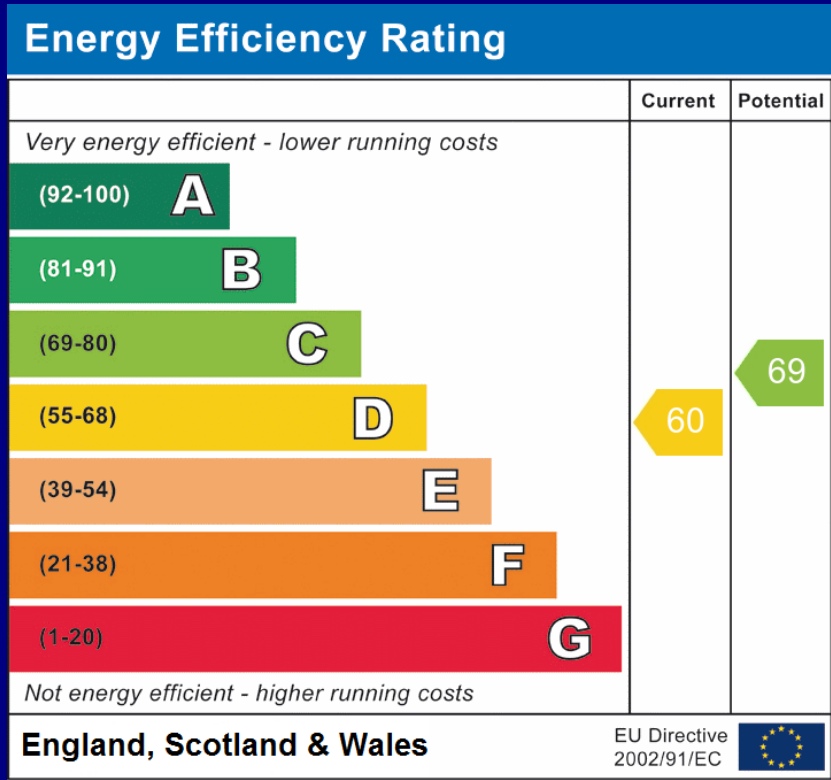




Residents Facilities: A communal lounge, kitchen area, launderette, communal gardens and parking. There is a guest suite is available for visitors wishing to stay. Nominal fee payable per night.



Local Scenery



COUNCIL TAX BAND: A

Southampton City Council

LEASE: 99 years from 30 August 1985 (currently 60 years)

GROUND RENT: £526 per annum (provided by vendor, to be confirmed by the purchaser's Solicitor)

MAINTENANCE CHARGES: Circa £3300 per annum (provided by vendor, to be confirmed by the purchaser's Solicitor)

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



1 & 2 Brooklyn Cottages
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Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.