# Garden Mews Warsash Southampton Hampshire SO31 9GW

£129,950











- Over 55's accommodation

**Ref: PRB10808**

Viewing Instructions: Strictly By Appointment Only

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## General Description

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

## Accommodation

## Outside

Communal courtyards plus a communal garden with outlook over the mouth of River Hamble. Footpath leading to Strawberry fields and a costal footpath. Abundance of unallocated parking on a first come first serve basis. Site Managers office and access to communal laundry room.

## COMMUNAL HALLWAY

Shared entrance and hallway with carpeted stairs rising up to the flat located on the first floor.

## Hallway (13' 4" x 3' 1") or (4.06m x 0.93m)

Wooden front door. Carpet. Skirting boards. Electric radiator. Doorways lead to all rooms. Airing cupboard. plus large storage cupboard.

## Lounge/diner (17' 4" x 9' 10") or (5.28m x 3.0m)

Windows to side and front. Carpet skirting boards. Electric radiator. Doorway to kitchen.

## Kitchen (7' 6" x 7' 3") or (2.28m x 2.22m)

Window to side. Vinyl flooring. Skirting boards. Wall and base units. Integrated electric oven. Four point electric hob. Extractor hood. Stainless steel sink and half with drainer. Wall mounted electric fan heater.

## Bathroom (5' 7" x 7' 3") or (1.70m x 2.22m)

Vinyl flooring. Skirting boards. Panel bath with tiled surrounds, chrome taps and shower attachment. Pedestal wash basin. Low-level WC with concealed cistern. Chrome ladder style heated towel rail. Wall mounted electric fan heater. Extractor fan.

## BEDROOM (14' 1" x 9' 4") or (4.30m x 2.84m)

Window to side. Carpet. Skirting boards. Electric radiator. Fitted overhead storage units.

## STORE (2' 9" x 4' 8") or (0.85m x 1.43m)

Window to side. Carpet. Skirting boards. Shelving. Electric meter and breaker switches.

## Other

Fareham Borough Council Tax Band C £1924.04 2026/27 charges.
Property Position: No forward chain

## Services

EPC Rating:57

## Tenure

We are informed that the tenure is Leasehold

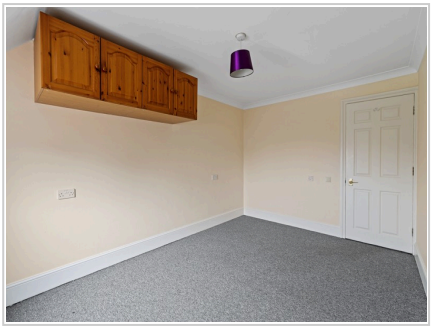
## Council Tax

Band Not Specified



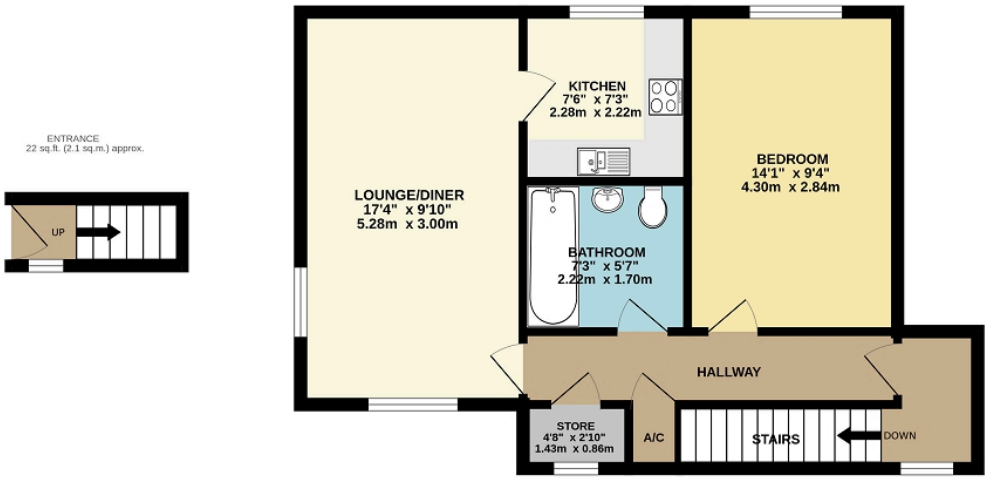







GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.




TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

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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