



1 bed apartment to buy in SO45

Brinton Lane, Hythe, Southampton,
Hampshire, SO45 6EE

£40,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Bedroom First Floor Retirement Apartment
- ✓ Over 60's Restriction
- ✓ Communal Residents Lounge & Laundry Room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. A top floor one bedroom retirement apartment (60+) close to the centre of Hythe, with a fitted kitchen, level-access shower room, communal grounds and residents' parking.

Pattinson Auction are delighted to present this top floor one bedroom retirement apartment at Homeborough House, set back off Brinton Lane and close to the centre of Hythe.

A private entrance hall opens up the accommodation, with built-in storage and an airing cupboard housing the hot water cylinder, along with a door entry handset and emergency call point. The lounge is a bright and generously proportioned room with both wall and ceiling lighting, and a wide archway through to the kitchen.

The fitted kitchen is finished in white gloss with contrasting worktops and tiled splashbacks, and includes an integrated electric oven, ceramic hob, extractor hood, stainless steel sink and a fridge/freezer.

The double bedroom benefits from a built-in wardrobe with glazed doors. The shower room has been fitted with a level-access shower with grab rails and a fold-down seat, a vanity wash basin with storage beneath, low-level WC and a heated towel rail, and is fully tiled for easy maintenance.

The apartment is fully double glazed and is heated by electric room heaters with off-peak immersion hot water. It has an EPC rating of C (71) and a floor area of approximately 37 sq m (398 sq ft). Externally there are maintained communal grounds and residents' parking.

An age restriction of 60+ applies.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 58

Annual Ground Rent Amount: £500.00

Annual Service Charge Amount: £3,850.00

Price: Starting Bid £40,000

Property Type: Apartment

Parking: Residents, Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Level Access Shower

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Brinton Lane, Hythe, Southampton, Hampshire, SO45 6EE

Contact your local branch today for more information on this property:

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