



Lake House – Paynes Road – Southampton – Hampshire – SO15 3SH

A one-bedroom second floor access apartment in a popular retirement development close to shops



## 16 Lake House

Entrance hall • Sitting room • Bedroom •  
Kitchen • Shower room.

**£75,000 leasehold**

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Lake House is set in mature landscaped gardens to the north west of Southampton city centre. Altogether there are 27 apartments with the ground floor properties having direct access to the gardens and many of the upper floors having balconies.

A one-bedroom second floor apartment with views over the gardens.

Facilities include a visiting scheme manager, residents' lounge, communal laundry, guest suites and alarm and intercom system in each property.

There is visitors' parking to the rear of the development.

Good road communications with easy access to the M27 and frequent trains from Southampton to London (Waterloo)

99 year lease from 1985 (64 years remaining), £100 ground rent and 60+ age covenant.

**For viewings please contact the  
Scheme Manager on 07807 965063 or  
Fifty5plus on 01488 668655**



*Sitting room*



*Bedroom*



*Kitchen*

## The Property

No 16 is a recently redecorated one bedroom second floor apartment with new carpets throughout. Approximate room dimensions as follows: Entrance Hall with airing cupboard and loft access. Sitting Room (11'6" into bay window x 10.6") with wall lights. West facing Kitchen (8'2" x 5'3"). Bedroom (10'1" into built-in wardrobe x 8'2"). Shower room (6'3" x 4'9") with shower, wc and basin. New Fischer electric heating and double glazing.

Lake House is situated off Paynes Road and it is just a short distance to the local facilities in Shirley Street which offers a post office, banks and leading stores and supermarkets. A local bus service runs past Lake House into the City Centre.

## Directions to Lake House

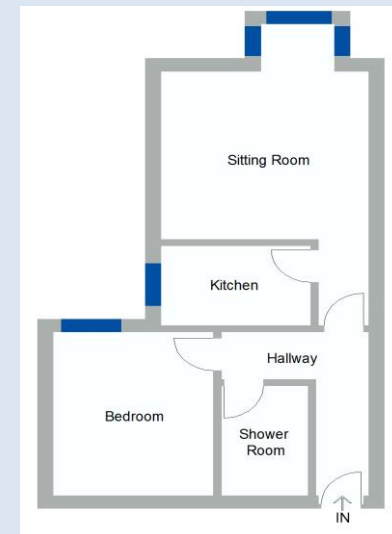
From the M271 and the A33 continue into Southampton via Mountbatten Way and after passing Millbrook Station on your right and Waterhouse Lane on your left, bear left signposted Shirley into Paynes Lane and Lake House will be found in a short distance on your left.



Shower room



View from sitting room window



**Approximate gross internals: Total: 33 m<sup>2</sup> / 355 ft<sup>2</sup>**

**Energy performance rating: 53**

**Condition Code: C**

**Service charge: £2,160.88 p.a.**

**Council tax banding: A**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# Lake House

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Lake House is situated off Paynes Road in an attractive setting overlooking Freemantle Park to the rear and the upper reaches of Southampton Water to the front.

## Location

Southampton city centre is about a mile and has all the amenities one would expect from a leading city including excellent shopping, restaurants and leisure facilities. The city has been a major port for many years and is the country's principal cruise port.

Southampton has a long history dating back to Roman times and even today parts of the ancient walls are still visible. Saxon 'Hamwic' was an important town before the Normans came but at the time of Domesday there were more Frenchmen in the town than Englishmen and during the middle ages the city went on to develop a rich trade with France importing wine.

Southampton grew extensively in Victorian times and in the early part of the 20th century became Europe's leading passenger port famous for the great transatlantic Liners. The Titanic was one of the first to sail. Today Southampton is a thriving and vibrant city and still a major container port.

## Further afield

Southampton has a central position on the UK's south coast and sits just below the junction of the M3 and the M27 running west and east to Portsmouth about 20 miles away. Winchester is about 13 miles to the north. Southampton airport is within four miles.



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