



Justine Court – 527 Bitterne Road East – Southampton – Hampshire – SO18 5BQ

A one-bedroom second floor apartment in a popular retirement development



## 19 Justine Court

Entrance hall • Sitting room • Bedroom •  
Kitchen • Bathroom

**£72,500 leasehold**

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There are 24 flats altogether in a single building fronting Bitterne Road with an attractive small garden to the rear. The properties have been designed to be easily manageable in a secure environment.

There is limited parking to the front of the development but it is just a short walk to the shops in Bitterne. The development is adjacent to the dental surgery and not far from the library.

Facilities include a resident scheme manager and emergency alarm system, intercom system, lounge area, communal laundry, guest room, and gardens.

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

125 year lease (from 1986), £75 pa ground rent and 60+ age covenant.

**For viewings please contact the  
Scheme Manager on 02380 422314 or  
Fifty5plus on 01488 668655**



*Sitting Room*



*Bedroom*



*Bedroom*



# Justine Court

No 19 is a one bedroom second floor apartment with attractive side views and approximate room dimensions as follows: Entrance Hall with airing cupboard. Sitting Room (12'4" x 11'8") with wall lights. Kitchen (11'4" x 5'10") Bedroom (11'1" x 8'5") with wall lights. Bathroom (6'6" x 6'3") Double glazing throughout.

Justine Court lies just off Bitterne Road East, a short distance to the shops in Bitterne. Southampton city centre is about two miles away. The flats are in a three storey building with lift and attractive rear gardens and within walking distance of shops.

# Directions to Justine Court

From Junction 7 of the M27 take proceed down Charles Watts Way (A334) and at the roundabout take the A334 (Thornhill Park Road) towards Southampton.

Continue into the Bitterne Road and pass Mon Crescent and Somerset Avenue on your right. Pass Bath Road on your left and Justine Court will be found in a short distance on your right.



**Kitchen**



**Bathroom**

*Approximate gross  
internals:*  
*Total:*  
**Energy Performance Rating: 76**  
**Service charge: £2,622.06 pa**  
**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.

## Justine Court

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Justine Court is designed to provide independent living for those people who are looking to move to somewhere more convenient, either closer to shops, smaller accommodation or who spend time away on holiday. There is a resident scheme manager, appointed by Grange Management, to look after the day-to-day management of the development and to be on hand for advice and emergencies.

### Location

Bitterne has a good range of shops and amenities with the Bitterne Shopping Centre only a short walk away and closer still a modern leisure centre with swimming pool. The library is also close by as is the Bitterne Health Centre. There is a railway station at Bitterne Manor and a regular bus service from Southampton to Portsmouth and frequent services to Southampton City Centre.

An important trading town in northern Europe as early as the 17th century, Southampton has a rich heritage. Its deep water port ensured its place in Maritime history. Henry V assembled his army here before invading France and the Pilgrim Fathers set sail for America in the 17th century. The Maritime museum is housed in a 14th Century warehouse

### Further afield

Within easy driving distance is Hedge End where there is a Sainsbury's and a Marks and Spencers. Southampton is a thriving city with many beautiful parks and gardens, flourishing theatre, excellent shops and numerous places of interest to visit. Today there are several museums in the city and many fine buildings. There are regular ferries to The Isle of Wight.



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We're here to help

**Grange**