



## Flat 35, Mill Court Mortimers Lane, Fair Oak, SO50 7PG

**Offers in excess of £125,000**



Located within the heart of Fair Oak I am delighted to present this two bedroom top floor retirement home

Internally the property comprises of entrance hallway, bathroom, open plan lounge/dining room, kitchen and two bedrooms to the rear.

Surrounded by attractive gardens I would recommend you book your viewing as soon as possible!

The property is leasehold with a 125 year lease and remaining term of 92 years. There is a ground rent of £60 per annum, payable six monthly in two instalments of £30 and service charge of £3,587.38 per annum, payable six monthly in two instalments of £1,793.69 in March and September and reviewed annually in March. Service charge includes water charges and use of laundry area.

- TWO BEDROOM TOP FLOOR RETIREMENT ■ 21FT LOUNGE/DINING ROOM
- APARTMENT IN CENTRAL FAIR OAK
- KITCHEN
- SHOWER ROOM
- TWO GOOD SIZED BEDROOMS
- RESIDENTS LOUNGE AND PARKING
- WALKING DISTANCE TO THE VILLAGE
- OFFERED WITH VACANT POSSESSION
- COMMUNAL GARDENS
- CALL NOW TO BOOK YOUR VIEWING

