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# Victoria Lodge, Highfield Lane, Portswood, SO17

Asking Price £50,000



Offered with no forward chain, this charming one-bedroom retirement apartment in Victoria Lodge presents an excellent opportunity for those seeking a comfortable and secure lifestyle in Southampton. The property is nestled within a prestigious development comprising 35 properties arranged over 4 floors, offering a perfect balance of independence and community living.

The apartment features a spacious 19'2" x 10'3" lounge which provides an ideal space for relaxation and entertaining. The separate kitchen comes with a window, allowing natural light to flood the living area. The double bedroom is equipped with fitted wardrobes, offering ample storage space, while the modern bathroom ensures comfort and convenience.

Victoria Lodge boasts an impressive range of amenities including a delightful residents' lounge perfect for socialising, 24-hour care-line assistance, an on-site laundry room, and secure gated parking. The development is set within beautiful grounds featuring an electric gated entrance, providing both security and aesthetic appeal.

Located just a short walk from Portswood High Street, residents can easily access a variety of local shops, cafes, supermarkets, and restaurants. Southampton Common, with its expansive three hundred acres of parkland, is nearby, offering excellent opportunities for outdoor recreation. Southampton City Centre, home to the popular West Quay Shopping Centre, is conveniently just 2.5 miles away.

This apartment offers an ideal living solution for those seeking a supportive, comfortable, and well-located retirement property in the heart of Southampton.

## KEY FEATURES

- Exclusively For Over 60s - Retirement Apartment
- One Bedroom Flat Ground Floor
  - Fully Fitted Kitchen
  - Laundry Room
  - Communal Gardens
  - Owners Lounge/Kitchen
  - Electric Off Peak Heating
    - Ample Storage
    - Visitor Parking
    - Guest Suite





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#### Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 108 Years

Leasehold Annual Service Charge Amount £2,972

Annual Ground rent Amount £664.00

Council Tax Banding; B

#### AML

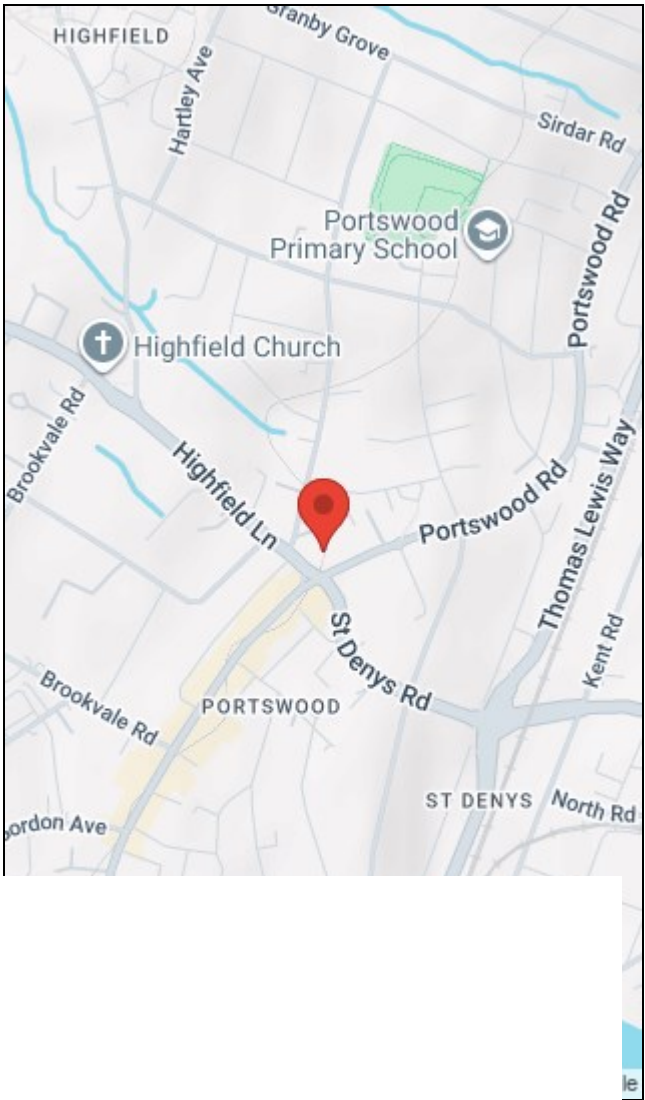
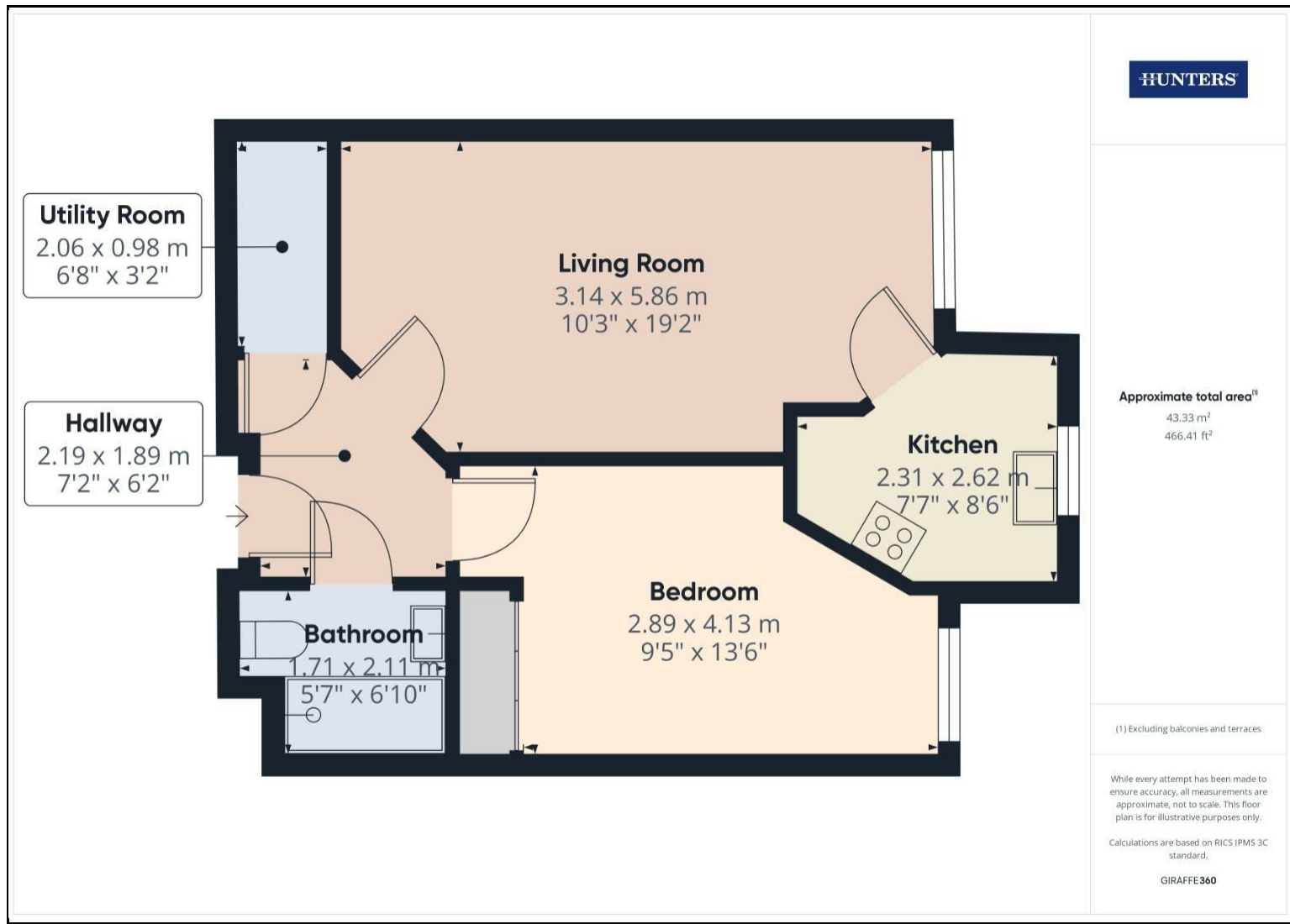
Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54.00 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
|   |                         |   |                         |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
|   | 74                      |   | 83                      |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

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