

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Tel: 01489 885500
admin@brookindependent.co.uk
www.brookindependent.co.uk

BROOK
INDEPENDENT
ESTATE AGENTS



18 Linden Court

, Park Gate, SO31 6AZ

£59,950



Brook Independent Estate Agents are delighted to present to the market this one bedroom first floor age exclusive apartment with a pretty balcony. Linden Court is ideally situated in a leafy environment surrounded by very well maintained greenery and ample parking for residents and visitors. The development is a popular choice as it is well placed to enjoy all the locality has to offer. The big brand superstores are a short walk as is Park Gate village with its array of independent shops and eateries. There is a handy bus hopper service connecting the local landmark spots such as Locks Heath and Warsash and the development is conveniently placed for access to the commerce centres of Whiteley, Segensworth and Kitescroft. This property is a perfect solution for those who require amenities and activity close to hand in an age exclusive quiet environment.

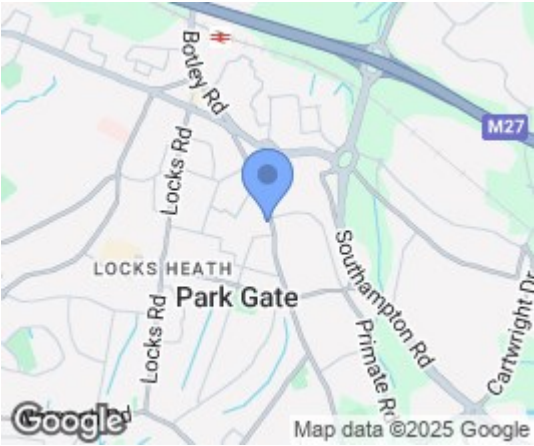
The property is well presented throughout with a smart fitted kitchen with a window overlooking the comings and goings in the locality, the living room diner offers flexibility to arrange furniture and room for a small table with the added benefit of a lovely balcony. There is a well-proportioned double bedroom and a modern shower suite. There is a lift to the first floor and lovely grounds to look out onto plus a beautiful communal lounge with smart wing chairs and recliners plus a kitchenette perfect for tea with friends.

In summary a delightful one-bedroom age exclusive first floor apartment with a balcony, with all the essentials one requires for level living without the expensive price tag and set in a highly convenient spot.

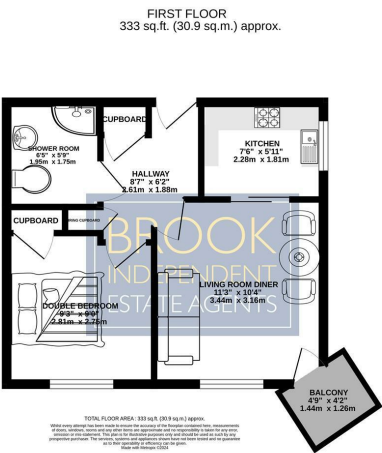


- Hallway 8'7 x 6'2 (2.62m x 1.88m)
- Kitchen 7'6 x 5'11 (2.29m x 1.80m)
- Living/Diner 11'3 x 10'4 (3.43m x 3.15m)
- Double Bedroom 9'3 x 9' (2.82m x 2.74m)
- Shower Room 6'5 x 5'9 (1.96m x 1.75m)

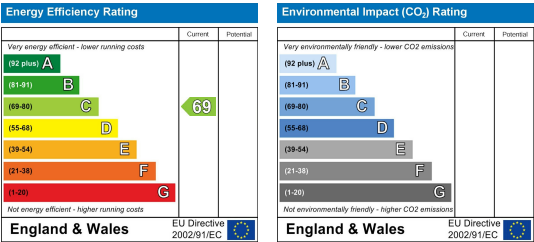
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.