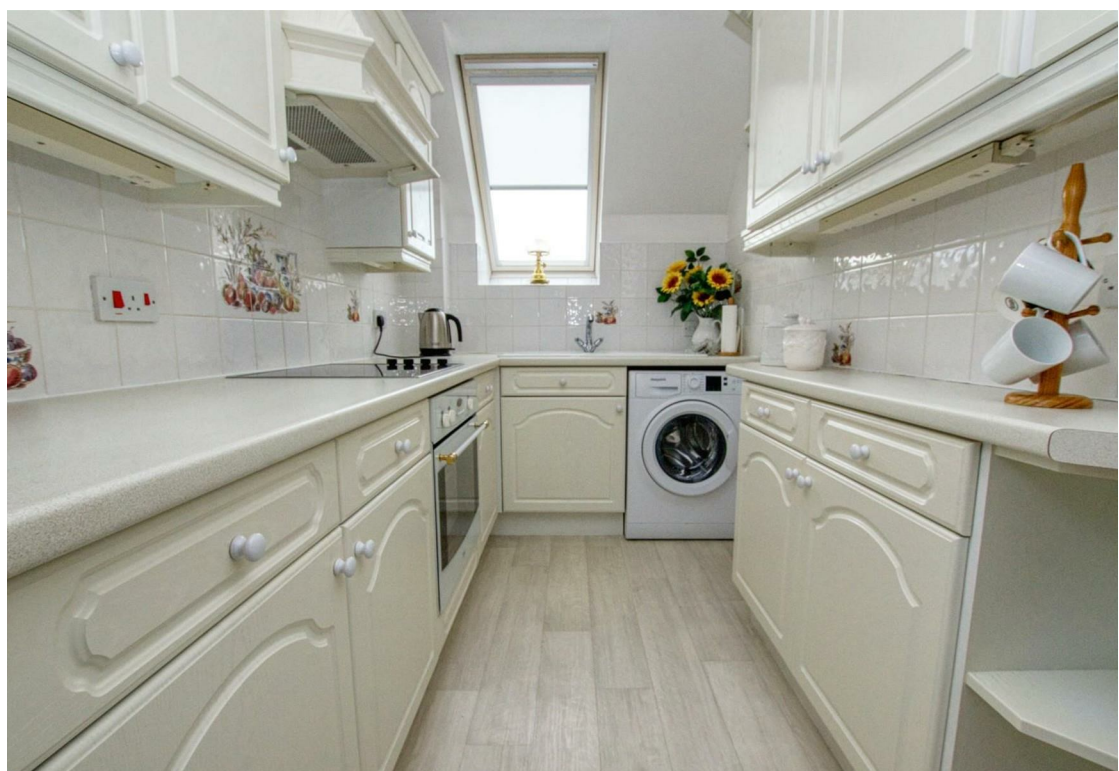




Sharon Road - £220,000

Stanford  
Est 2005



# 35 Lincoln Court Sharon Road, West End, Southampton, SO30 3RF

Asking Price £220,000

Stanford Estate Agents are delighted to offer for sale this extremely well presented first floor maisonette, perfectly located in this highly sought after development for the over 55's. Accommodation offers two bedrooms, a bright and airy 21ft lounge/diner and a modern fitted kitchen and shower room. Benefits include a communal lounge, warden assistance, residents' and visitor parking and beautifully presented residents' gardens. Offered with no onward chain, internal viewings are strongly recommended to avoid disappointment.

**Entrance Hall:**  
Stairs to first floor landing, storage cupboards, Velux window to side aspect.

**Living Room:** (21'2" x 10'8")  
Juliet balcony to front aspect, double glazed window to side aspect, storage heater, coved ceiling.

**Kitchen:** (11'0 x 6'10")  
Range of wall and base level units with rolled edge worksurfaces, ceramic hob and electric oven with extractor hood and lighting, sink and drainer, space and plumbing for a washer dryer and fridge/freezer, Velux window to front aspect, ceiling downlighters, part tiled walls.

**Shower Room:**  
Modern suite comprising a walk in shower cubicle, low level WC, vanity hand wash basin with cupboards below, tiled walls and flooring, heated towel rail, extractor fan.

**Bedroom One:** (17'0 x 10'7")  
A fabulous sized room with a double glazed window to side aspect, Velux to front aspect, storage heater, coved ceiling, built in mirror sliding wardrobes.

**Bedroom Two:** (11'0 x 6'3")  
Double glazed window to front aspect, storage heater, coved ceiling, built in mirror sliding wardrobes.

**Communal Gardens:**  
Beautifully landscaped residents' gardens, communal bench and seating areas, residents' and visitor parking.

The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

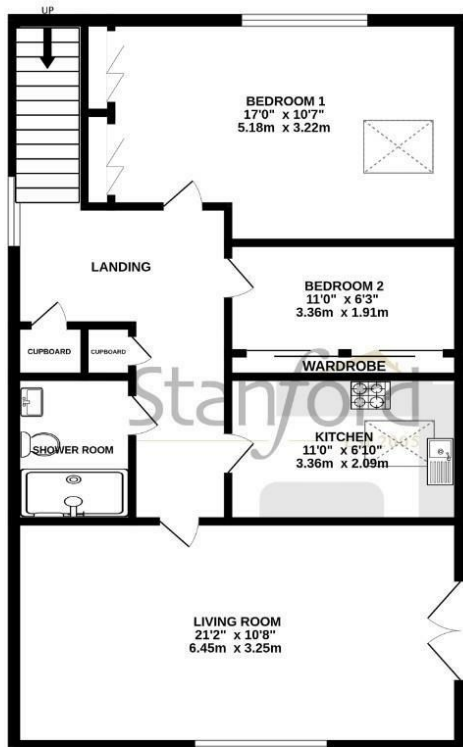
Lease: 65 years remaining  
Ground Rent/Service Charge: £3269 including water rates and building insurance

**Other Information:**  
On Site Management  
Secure Entry system  
24hour emergency care line system  
Communal laundry room and lounge

Outside shed  
All white goods included  
Stair lift

Viewing:  
By appointment only

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of bricks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with floorplan 3.0.2023



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

