

## **18 Oakley Court**

**Oakley Road, Southampton, Hampshire, SO16 4FA**



**PRICE: Offers in Excess of  
£105,000**

**Lease: 125 years from 2002**

### **Property Description:**

A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH VIEWS OF THE GARDENS  
Oakley Court is in a very convenient location with easy access to the City Centre which has a wide range of shopping facilities including the West Quay Shopping Centre. There is a good selection of shops, supermarkets, restaurants, cafes and take aways nearby on Shirley High Street. Oakley Court was constructed by McCarthy and Stone (Developments) Ltd and comprises 52 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents are to be 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
UPVC Double glazing  
Development Manager

Guest Suite  
Lift to all floors  
Minimum Age 60  
Lease: 125 years from 2002

**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell**



01425 632291



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**ACCOMMODATION**

Front door to

**ENTRANCE HALL**

Light switch, security door entry system and ceiling light point. Airing cupboard with insulated hot water cylinder, electric meter and storage space.

**LIVING ROOM**

Wall light fittings, storage heater, power points, TV aerial point, telephone point, emergency pull cord. Double doors leads to the

**KITCHEN**

Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops. Space for freezer. Space for refrigerator. Power points. strip light. Emergency pull cord.

**BEDROOM**

Built in wardrobe with hanging rail and shelf over. Storage heater, wall light fittings, power points, emergency pull cord.

**BATHROOM**

Tiled and fitted with suite comprising bath with hand grips and emergency push button, Fitted electric shower unit with fitted glass panel. WC with low level flush and vanity unit with mirror over. Strip light, extractor fan, wall mounted electric heater. Emergency pull cord.

**Annual Service Charge:**

**£2,927.66**

**Annual Ground Rent:**

**£350.00**

**For Financial Year Ending:**

**31/08/2025**

**Flat**  
Approx. 46.7 sq. metres (503.1 sq. feet)

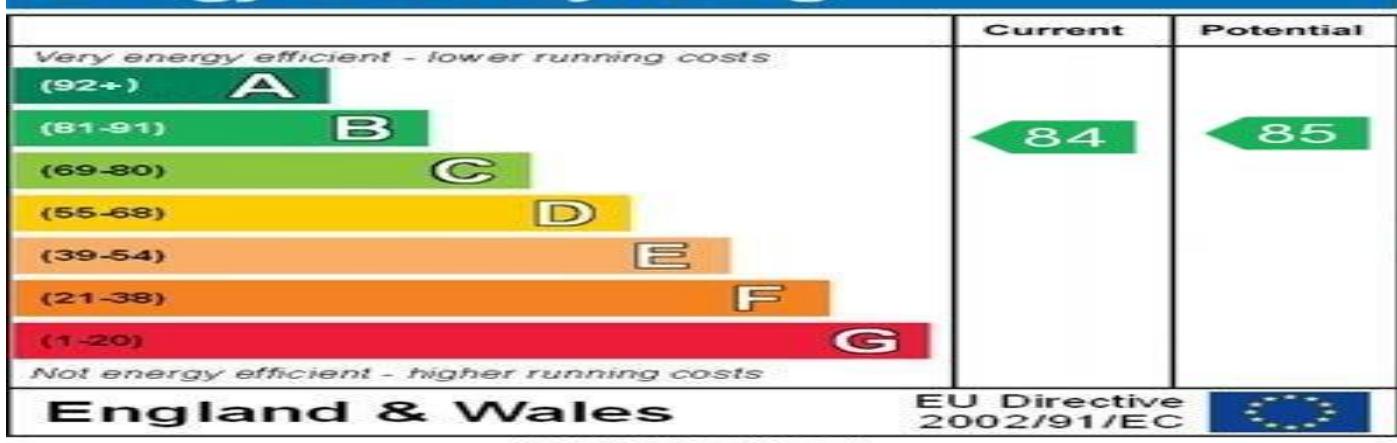


Total area: approx. 46.7 sq. metres (503.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entity of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

**Energy Efficiency Rating**



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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.