

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



ASKING PRICE

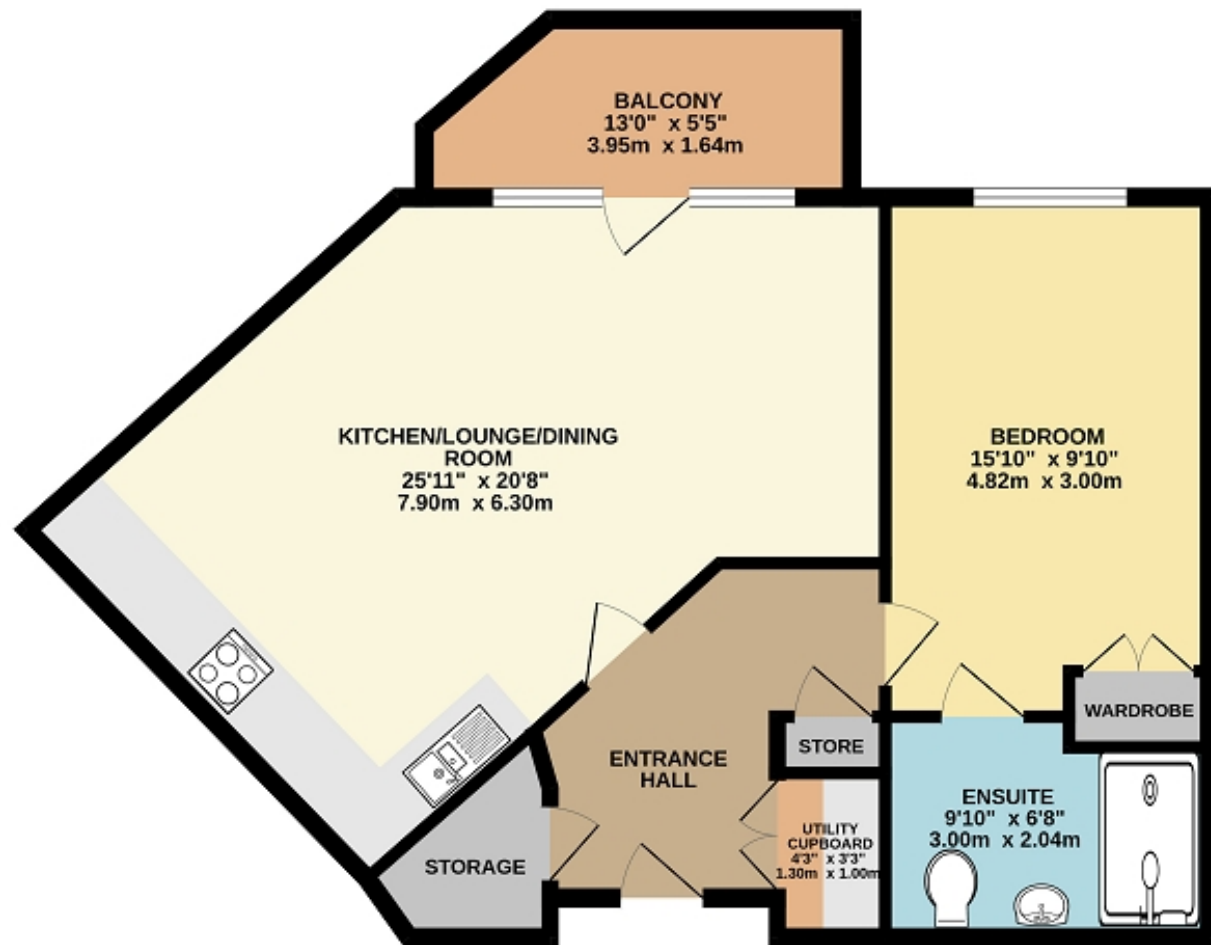
£269,950

Leasehold

Meadow Court, Sarisbury Green, SO31 7PU

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 Metapix 62524



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

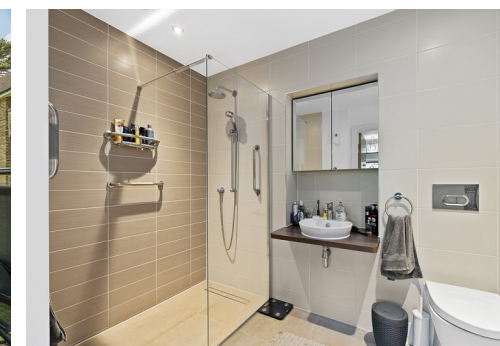
15 Hamilton Road, Sarisbury Green, SO31 7PU

1 Beds - 1 Baths

Welcome to Meadow Court; a luxurious modern one bedroom first floor apartment nestled within stunning landscaped gardens which can be enjoyed from the private balcony. This over 55's residential development has first class facilities, offering a number of onsite activities and superb living that anyone would be proud to call home.

FEATURES

- Excellent first floor apartment
- Sizable 1 bedroom with fitted wardrobe
- Accessible walk in en-suite shower room
- Large open plan living space
- Beautiful outlook from private balcony over gardens
- Modern throughout with fitted appliances



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There are so many extra benefits to this home including the easily accessible and stunning communal gardens, onsite café, hair and beauty salon, residents lounge for those that enjoy socialising, wellbeing services, and even a guest bedroom suitable for family and friends to stay if needed. The site is completely secured and controlled by CCTV cameras which each flat has its own TV channel available to access. It doesn't stop there, with a number of activities onsite, allowing residents to enjoy a fun quiz night, games afternoon, gardening club and even a knitting class for those that want something more therapeutic. If you are looking to bring your furry friend with you, Meadow Court allows pets including dogs and cats to reside for that all important companionship.

Located in the peaceful setting of Sarisbury Green, Meadow Court boasts a wonderful array of local shops and amenities close by including Locks Heath shopping centre, with a pharmacy, post office, Waitrose, Brook Lane surgery (5 minute walk), River Hamble marina, charming cricket grounds and local church. Not to mention the beautiful Mansion at Coldeast, offering exquisite food and restaurant. Within a short walk, Holly Hill woodland park has an extensive amount of trails and tracks for those who are keen walkers and love nature.



Meadow Court was built in 2018 by Anchor Homes offering a number of one and two bedroom apartment suites to the over 55's community. Upon arrival, there is parking at the front of the building with a number of permitted parking spaces and visitor bays available. The inviting reception area will welcome you in and offer any help to those who may require further assistance or a friendly chat. Leading up to the apartment, there is direct lift access to all floors, making it very accessible. Stepping into the hallway, there is ample storage space including a large utility cupboard housing the washing machine/drier which will be included and two further storage cupboards with built in shelving, allowing you to kick off your shoes and coats without the clutter. Moving into the open plan living space; the stylish, modern kitchen offers a number of integrated appliances and plenty of work surfaces for those who love cooking. The lounge/dining room is flooded by natural light coming in from the balcony doors making this space really special. There is direct access from the living space, onto the private balcony which overlooks the beautiful gardens, a perfect place to have your morning coffee, while effortlessly being connected to nature. If you are lucky, deer and fox can be spotted most early mornings catching the sun as it moves round in the afternoon. The spacious bedroom is bright and airy, with fitted wardrobes and plenty of space for further storage and belongings. There is direct access into the en-suite which offers a large walk in shower, crisp white WC and hand wash basin, heated porcelain tiles for those that enjoy a warm floor to step out onto after a hot shower. With three independent thermostat controls to the alter heating temperatures in the living room, bedroom and en suite. The apartment has been elegantly finished with contemporary living and modern appliances, aimed to suit all those looking for a tranquil space to relax and enjoy the stunning grounds in which Meadow Court facilitates.

Hallway (10' 7" x 6' 11") or (3.23m x 2.10m)

Fitted carpet, skirting boards, under floor heating, access to kitchen/lounge dining room, bedroom, utility cupboard and storage cupboard housing shelving and ventilation system

Kitchen/Living/Dining Room (20' 8" x 25' 11") or (6.30m x 7.90m)

Access from hallway, matching gloss wall and base units, laminated work surfaces, integrated appliances include; Dishwasher, electric fan oven, microwave, fridge/freezer, induction hob with extractor hood. One and half sink with drainer and chrome mixer tap with tiled splash back, wall mounted cupboard housing Baxi gas boiler, inset spot lights, laminate flooring, skirting boards. Open plan living space, fitted carpet, double glazed UPVC windows and door opening onto balcony, under floor heating. Control panel providing access to building via phone intercom system.



4 Years remaining on NHBC Warranty
Anchor management company
Car parking permit: £250 per year
Council tax band C



Utility Space (4' 3" x 3' 3") or (1.30m x 1.0m)

Access from hallway, matching units from kitchen with base and walls units, space for washing machine/Drier and storage, control panel for phone system, electricity metre, fitted carpet.

Master Bedroom (15' 10" x 9' 10") or (4.82m x 3.0m)

Access from hallway, fitted carpet, skirting boards, double glazed UPVC window overlooking communal gardens, under floor heating, doors to wardrobe with fitted shelving and hanging space, door to en-suite shower room. Control panel providing access to building via phone intercom system.

En Suite Shower Room (6' 8" x 9' 10") or (2.04m x 3.0m)

Access from bedroom, tiled flooring, chrome ladder style heated towel rail, hand wash basin with chrome mixer tap, built in mirrored vanity unit above, low level WC in concealed cistern, walk in double shower cubicle with fully tiled surrounds, wall mounted hand held attachment with rainfall effect shower above and glass screen, fitted chrome grab handles, under floor heating, inset spot lights, extractor fan.

Storage cupboard (5' 4" x 4' 3") or (1.63m x 1.30m)

Access from hallway, large storage cupboard with fitted shelving, lighting, fitted carpet

Balcony (5' 5" x 13' 0") or (1.64m x 3.95m)

Balcony overlooking communal gardens, composite decking, Glass panelled inserts and chrome balustrade.

Other

Leasehold residue of 125 years from December 2018
Service charge: £456 pcm
No ground rent



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