



ASKING PRICE

£380,000

Leasehold

Hamilton Road, Sarisbury Green, SO31 7PU

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Bursledon Office: 02380 408 200



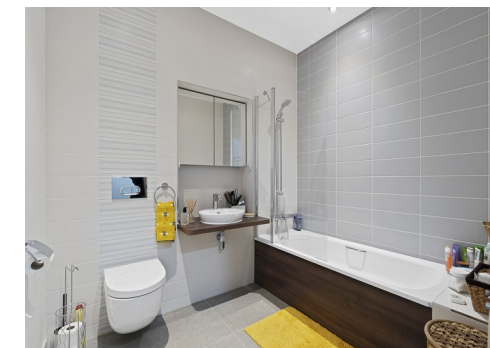
15 Hamilton Road, Sarisbury Green, SO31 7PU

2 Beds - 1 Baths

Welcome to Meadow Court; a luxurious modern, two bedroom, ground floor apartment nestled within stunning landscaped gardens which can be enjoyed from the private patio.

FEATURES

- Excellent ground floor apartment
- Two sizeable double bedrooms
- Accessible walk-in en-suite shower room
- Large open plan living space with feature media wall
- Beautiful outlook from private patio over communal gardens
- Superb communal gardens, lounge and cafe and many more features



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.

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There are so many extra benefits to this home including the easily accessible and stunning communal gardens, onsite cafe, 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 101 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 and Waitrose, 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 55s 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. This particular apartment offers one of the biggest square footage in the building and has beautiful high ceilings throughout. Stepping into the hallway, there is ample storage space including a large utility cupboard housing the washing machine/drier 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 patio doors making this space really special an additional media wall and custom fit storage provides convenience and practicality. There is direct access from the living space, onto the private patio which overlooks the beautiful communal 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 master 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. The apartment further benefits from a second well proportioned bedroom. The overall flat 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

Wooden front door with 2 peep holes and letter box. Carpeted flooring. Deep moulded skirting boards. Access to storage closet with shelving and handing space. Access to a second storage cupboard with shelving space and controls for underfloor heating. Access to a utility cupboard housing wall units, electric meter, space for washer/dryer. Doorways leading to all rooms.

Living Room

UPVC double glazed patio door with UPVC double glazed windows either side, leading out on to the patio. Carpeted flooring. Deep moulded skirting boards. Media wall with storage cupboards, display cabinets, inset spotlights and electric fireplace. Secure entry intercom system. Space for dining table and chairs. Opening leads through to the kitchen.



Kitchen

UPVC double glazed window overlooking the communal gardens. Inset spotlights. Laminate style flooring. Matching base units and wall units which house the combi boiler. Integrated Zanussi electric oven, Zanussi microwave, Zanussi induction hob with extractor hood above and glass splash back. Integrated fridge, freezer, dishwasher. Stainless steel sink and half with drainer and chrome mixer tap. Ample worktop space. Ample power outlets.

Bedroom 1

UPVC double glazed window with double glazed panel underneath, overlooking the communal garden and fitted with curtains. Carpeted flooring. Deep moulded skirting boards. Fitted wardrobes with double doors, shelving and hanging space. Doorway leading to en-suite.

En - Suite

Inset spotlights. Extractor fan. Tiled floor. Fully tiled walk-in shower with chrome effect, overhead rainfall shower and handheld shower head. Glass shower screen with chrome finishes. Low level WC with concealed cistern. White hand basin with chrome mixer taps and wall mounted vanity unit above. Chrome effect ladder style heated towel rail. Underfloor heating.

Bedroom 2

UPVC double glazed window with double glazed glass panel underneath, overlooking the communal garden and with fitted curtains. Carpeted flooring. Deep moulded skirting boards.

Bathroom

Inset spot lights. Tiled flooring. White and wood effect panelled bath with glass shower screen, chrome finishes and tiled surround with wall mounted chrome effect shower. Low level WC with concealed cistern. White hand



basin with chrome mixer taps and tiled surrounds. Vanity unit above the sink. Chrome effect ladder style heated towel rail. Extractor fan. Underfloor heating.

Outside

Private patio area, space for table and chairs. Hedge row providing privacy. Access to communal garden which backs onto a natural tree line. Laid to lawn area. Abundance of trees, bushes and greenery. Communal benches.

Communal Areas

Reception desk, manned seven days per week. Secure entry in to the building via magnetic key fobs. Access to communal lounge, hair salon, cafe. Guest room which can be rented out. Communal corridors have high ceilings, are carpeted and well lit. There is a lift which services all floors.

Other

Council Tax: Fareham Borough Council Band D 2024/25 charges £2063.40

Service charge: £455 per month

99 year lease

Vendors position: Needs to find



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