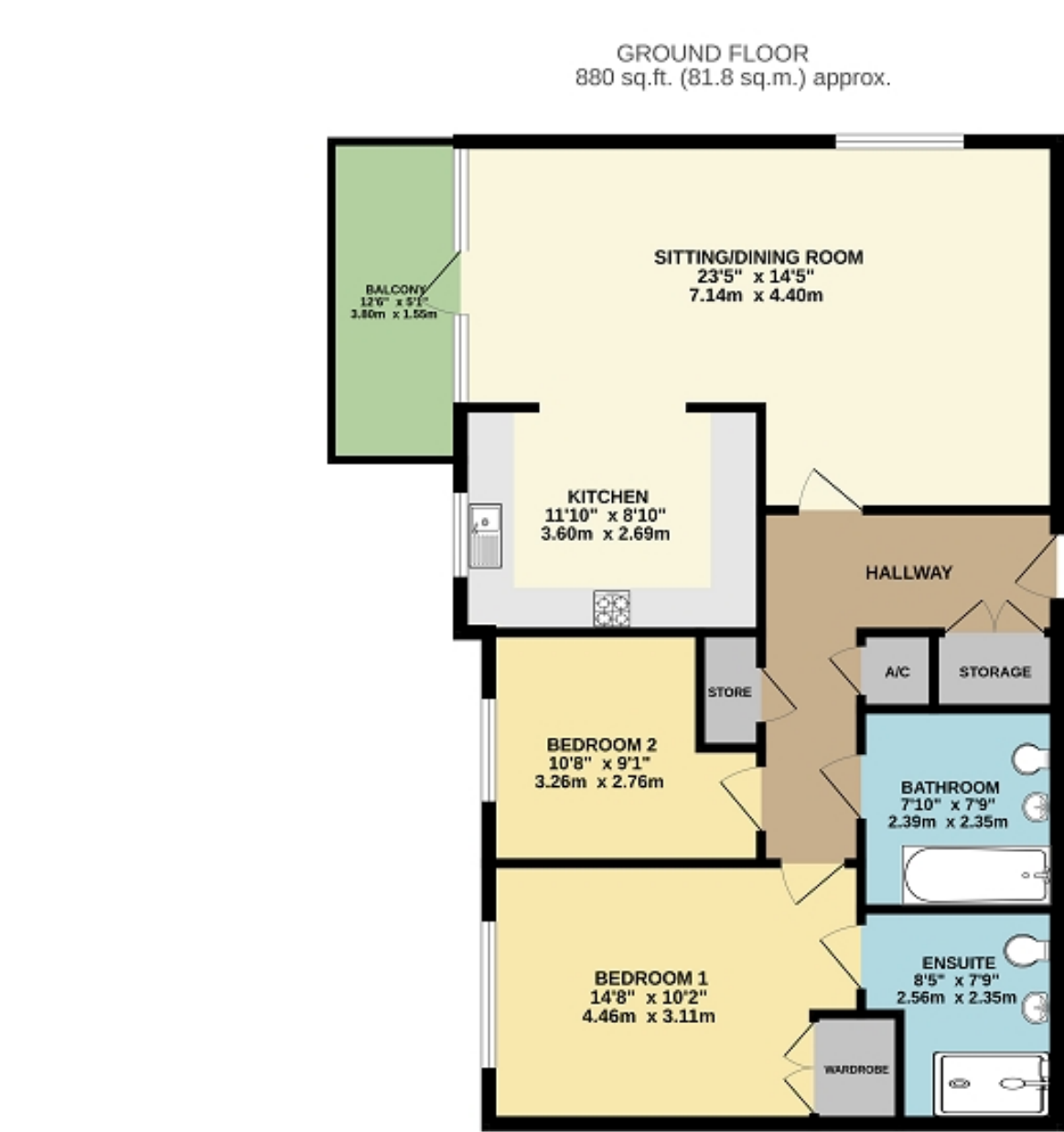




TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 Metapix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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.



BRAMBLES

ASKING PRICE

£365,000

Leasehold

Hamilton Road, Sarisbury Green, SO31 7PU

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



15 Hamilton Road, Sarisbury Green,
SO31 7PU

2 Beds - 2 Baths

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

FEATURES

- Immaculate second floor apartment set within an over 55's community
- Two brilliant sized bedrooms
- Accessible walk in en-suite shower room
- Bright open plan living space
- Private balcony overlooking beautiful gardens
- Built in 2018 by Anchor
- Onsite private parking available
- Walking distance to local shops and amenities



BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

Bursledon | Warsash | Mayfair



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, 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 of 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 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 cats and dogs 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, a pharmacy, post office and Waitrose. There's also a local church, nearby cricket grounds and close proximity to the River Hamble. The beautiful Mansion at Coldeast is a gentle stroll away, offering exquisite food and drink. 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 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 of 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 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. There are two spacious bedrooms with the main bedroom housing a fitted wardrobe for further storage and direct access into the en-suite which offers a large walk in shower and under floor heating. 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 facilities.

Communal Area

Reception desk and property manager seven days a week. Secure entry into the building via magnetic key fobs. Access to communal lounge, hair salon, cafe. Guest room which can be rented out. Lift which services to all floors. Access to communal gardens, with an abundance of mature trees, bushes and greenery and communal benches.

Hallway (11' 7" x 13' 10") or (3.54m x 4.22m)

Carpet. Moulded skirting boards. Under floor heating. Oak front door. Access into utility cupboard housing washer/dryer. Access into storage cupboards with shelving and ventilation system. Doors leading to all rooms.

Sitting/Dining Room (14' 5" x 23' 5") or (4.40m x 7.14m)

Carpet. Moulded skirting boards. Under floor heating. Double glazed UPVC window to side aspect. Double glazed UPVC windows and door opening onto balcony. Control panel providing access to building via phone intercom system.

Balcony (12' 6" x 5' 1") or (3.80m x 1.55m)

Balcony overlooking communal gardens. Composite decking. Glass panelled inserts with chrome balustrade.



Kitchen (8' 10" x 11' 10") or (2.70m x 3.60m)

Laminate flooring. Double glazed UPVC window overlooking communal gardens. Under floor heating. Matching white gloss wall and base units with integrated appliances including fridge/freezer, microwave, electric fan oven, electric hob and extractor hood, dishwasher. Wall mounted Baxi combi boiler. Stainless steal one and half sink with drainer and chrome mixer tap. Inset spot lights and extractor fan.

Bathroom (7' 9" x 7' 10") or (2.35m x 2.40m)

Tiled flooring. Under floor heating. Moulded skirting boards. Chrome ladder style heated towel rail. Low level WC with concealed cistern. Hand wash basin with chrome mixer tap and mirrored vanity unit above. White panelled bath with chrome mixer tap and shower head attachment. Glass shower screen and tiled surrounds. Inset spot lights and extractor fan.

Bedroom One (10' 2" x 14' 8") or (3.11m x 4.46m)

Carpet. Moulded skirting boards. Under floor heating. Double glazed UPVC window overlooking communal gardens. Access to built in wardrobe with shelving and hanging space. Access to ensuite shower room. Control panel providing access to building via phone intercom system.

Bedroom Two (10' 8" x 9' 1") or (3.26m x 2.76m)

Carpet. Moulded skirting boards. Under floor heating. Double glazed UPVC window overlooking communal gardens.

En Suite (7' 9" x 8' 5") or (2.35m x 2.56m)

Tiled flooring. Under floor heating. Moulded skirting boards. Chrome ladder style heated towel rail. Low level WC with concealed cistern. Hand was basin with chrome mixer tap and mirrored vanity unit above. Walk in double shower with fully tiled surrounds. Wall mounted shower head attachment and glass screen. Inset spot lights and extractor fan.

Other

Fareham Borough Council Tax Band D £2,164.55 2025/26 Charges

Vendors position: Needs to find

Lease: 118 years remaining

Service charge: £502 per month

No Ground rent

Built in 2018 by Anchor - 3 years remaining on NHBC warranty



Car parking permit: £250 per year



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.