



APPROX. GROSS INTERNAL FLOOR AREA 597 SQ FT / 55 SQM	Hampton place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 16/11/22
	photoplan

COUNCIL TAX BAND: C



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		
	89	89

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**26 HAMPTON PLACE
ANGLESEA ROAD, SOUTHAMPTON, SO15 5SB**



A MODERN and beautifully presented ONE BEDROOM retirement apartment, situated on the FIRST FLOOR of the stunning Hampton Place development in Shirley, Southampton.

ASKING PRICE £240,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HAMPTON PLACE, ANGLESEA RD, SHIRLEY, SOUTHAMPTON SO15 5QR

1 BED | £240,000

SUMMARY

Hampton Place, McCarthy Stone's Shirley Retirement Living development is located on a quiet road in between Shirley and the neighbouring suburb of Maybush in Southampton.

The development is 0.2 miles from the main street in Shirley and two miles northwest of Southampton city centre. There are 25 one bedroom apartments and 24 two bedroom apartments exclusively for those over 60.

Homeowners enjoy pretty landscaped gardens, a Club lounge, lifts to all floors and a Guest Suite for visiting family and friends. For peace of mind, there is a 24-hour emergency call system and a House Manager on site during office hours.

LOCAL AREA

Southampton is known as the cruise capital of the UK, with its famous port home to some of the world's most prestigious luxury cruise ships. Southampton and the nearby New Forest are both popular destinations, thanks to their fascinating histories, large green spaces and regular cultural events.

Shirley is renowned for its shopping, with many national retailers, as well as independent shops, local restaurants and cafes and half a dozen pubs. A local market takes place every Thursday from 9am-4pm.

For a touch of nature, there is the 5-acre St James Park, which has just been awarded a Green Flag Award for one of the best green spaces in the country.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response pull cord system is situated. From the hallway there is a door to a walk-in storage/airing/utility cupboard. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

Spacious lounge benefitting from a glazed patio door with window to side opening onto a 'Juliet' style balcony. There are TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Part glazed door leads into a separate kitchen.

KITCHEN

Modern fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and double glazed windows.

BEDROOM

Double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point and double glazed window.

SHOWER ROOM

Partly tiled and fitted with suite comprising of

level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heated ladder style towel rail and extractor fan.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,600.28 per annum (for financial year end 28/02/2024)

LEASE INFORMATION

Lease Length: 999 years from the 1st January 2021

Ground Rent: £425 per annum

Ground Rent Review Date: January 2036

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

