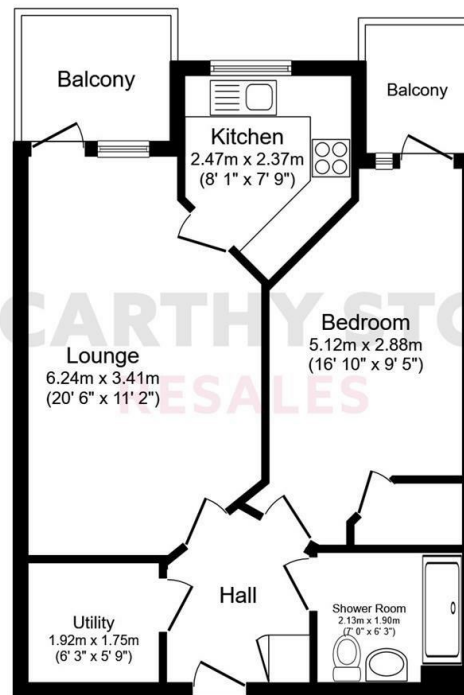


McCARTHY STONE RESALES

32 THE BOATHOUSE

RIVERDENE PLACE, SOUTHAMPTON, SO18 1ER



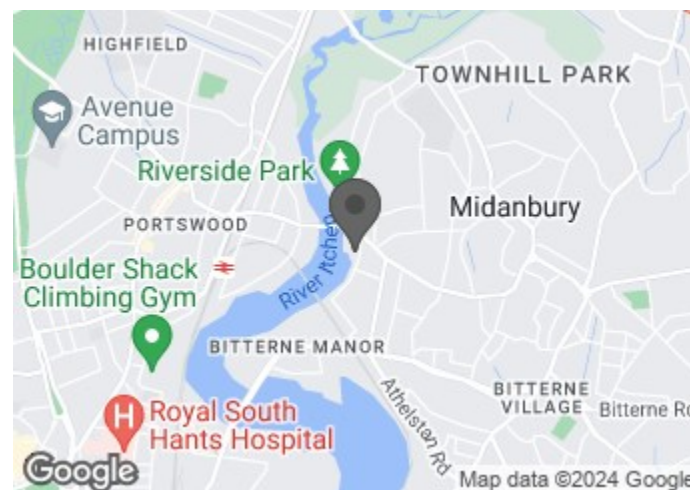
Total floor area 51.1 sq.m. (550 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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



A ONE bedroom first floor RETIREMENT apartment with TWO WALK-OUT BALCONIES from the bedroom and lounge overlooking the back of the development.

PRICE REDUCTION

ASKING PRICE £210,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

McCARTHY STONE RESALES

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THE BOATHOUSE RIVERDENE PLACE,

1 BEDROOMS £210,000

THE DEVELOPMENT:

The Boathouse is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 55's.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs for the homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).

The Boathouse is a stunning waterfront development with landscaped gardens and terraces overlooking the River Itchen, opposite Riverside Park, and close to Bitterne Park Triangle shops offering a variety of cafes and restaurants, a Co-Op, a Bakers and Tesco Express perfect for local shopping. Less than a five minute drive or bus ride is Portswood high street offering a wide variety of amenities including clothes shops, boutique cafes and local produce. A short bus ride away is Southampton City centre.

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 with washer drier, boiler and Vent Axia system, shelving. Illuminated light switches, smoke detector and apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

LIVING ROOM WITH BALCONY:

Spacious lounge benefitting from a glazed patio door with window to side opening onto a walk-out balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Part glazed door leads into a separate kitchen.

KITCHEN:

Modern fully 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 window.

BEDROOM WITH BALCONY:

Double bedroom of good proportions with a feature walk-out balcony, as well as the benefit of a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, 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 illuminated heated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating 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

Service Charge: £2,742.44 per annum (for financial year ending 30/06/24)

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.

LEASE INFORMATION:

999 year lease from January 2018

Ground Rent: £425 per annum

Ground Rent Review Date: January 2033

CAR PARKING:

Car Parking (Permit Scheme) is by allocated space subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

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

