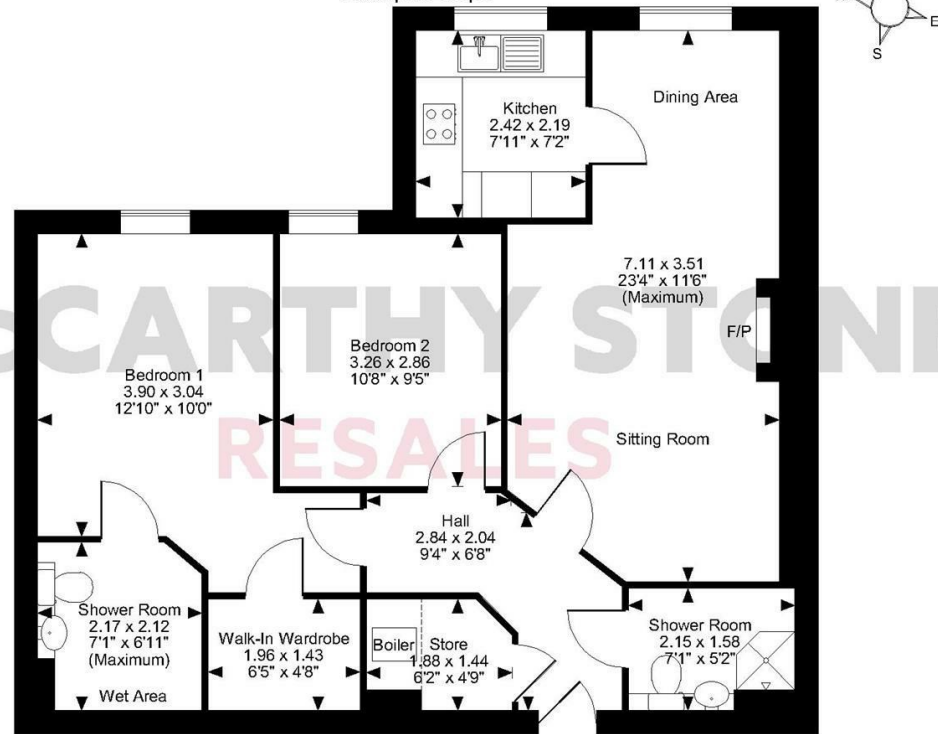
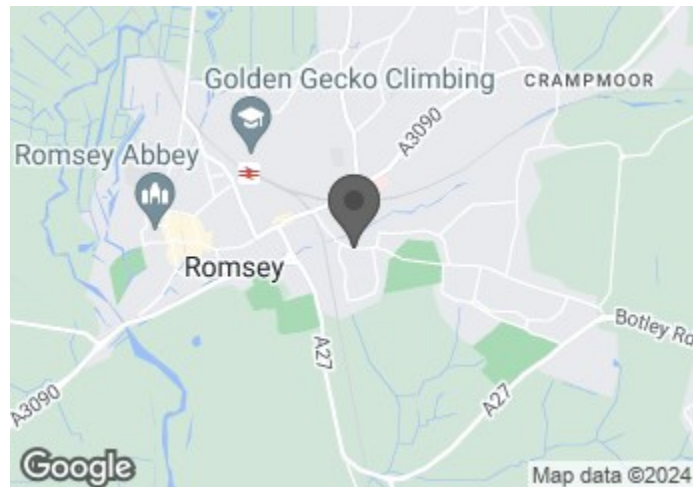


Hillier Court, Botley Road, Romsey
 Approximate Gross Internal Area
 769 Sq Ft/71 Sq M



First Floor FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

**28 HILLIER COURT
 BOTLEY ROAD, ROMSEY, SO51 5AB**



STUNNING two double bed, first floor Retirement Apartment set in the POPULAR & PICTURESQUE Hillier Court

ASKING PRICE £380,000 LEASEHOLD

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

HILLIER COURT, BOTLEY ROAD, ROMSEY, SO51 5AB

SUMMARY

Hillier Court was built by McCarthy and Stone and comprises 40 one and two bedroom apartments purpose built for Retirement Living for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The 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 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 of the laundry room, 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 (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Hillier Court benefits from a Co-operative store located on site. A bus stop outside the development provides links to the main High Street and historical market town of Romsey.

ENTRANCE HALL

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Doors to both bedrooms, main shower room, living room.

LIVING ROOM

A truly lovely space with feature fire surround, TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats.

KITCHEN

Spotlessly clean and modern fitted kitchen with tiled floor and electronically operated double glazed window. Features include waist high oven, ceramic hob, extractor hood and fitted fridge/freezer.

MASTER BEDROOM

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points. Door to En-Suite.

EN-SUITE

Stunning fully tiled modern en-suite with large walk in shower, WC, wash hand basin and storage vanity unit.

SECOND BEDROOM

Generously sized second double bedroom, currently set up as a second sitting room.

SHOWER ROOM

Fully tiled fitted with suite comprising shower unit, WC, vanity unit with sink and mirror above. Underfloor heating

CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

2 BED | £380,000

LEASE INFORMATION

Lease Length: 999 years from 2015

Ground Rent: £495

Ground rent review: Jun-30

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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: £4,202.76 per annum (up to financial year end 30/09/2024).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

