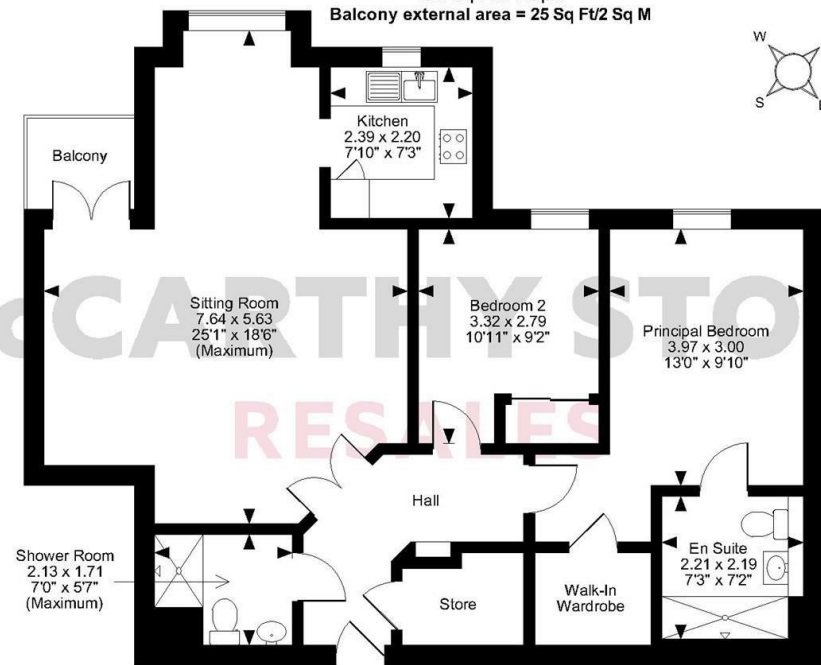


Walmsley Place, Saxby Road, Bishops Waltham, Southampton  
 Approximate Gross Internal Area  
 899 Sq Ft/84 Sq M  
 Balcony external area = 25 Sq Ft/2 Sq M



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: D**



| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs |  |           |           |
| (92 plus) <b>A</b>                          |  |           |           |
| (81-91) <b>B</b>                            |  | <b>86</b> | <b>86</b> |
| (69-80) <b>C</b>                            |  |           |           |
| (55-68) <b>D</b>                            |  |           |           |
| (39-54) <b>E</b>                            |  |           |           |
| (21-38) <b>F</b>                            |  |           |           |
| (1-20) <b>G</b>                             |  |           |           |
| Not energy efficient - higher running costs |  |           |           |

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**14 WALMSLEY PLACE,**  
 SAXBY ROAD, SOUTHAMPTON, SO32 1QG



FABULOUS two double bed Retirement Apartment expertly designed for secure yet independent living situated on the first floor of Walmsley Place with a VERY SPACIOUS living area plus BALCONY.

**PRICE REDUCTION**

**ASKING PRICE £375,000 LEASEHOLD**

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

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# SAXBY ROAD, BISHOPS WALTHAM,

# 2 BEDROOMS £375,000

## THE APARTMENT

This charming apartment offers a perfect blend of comfort and style. With a large reception room, two double bedrooms, and two bathrooms, this property is ideal for those seeking a cosy yet modern living space. Offered in great condition this apartment boasts a generous living space with ample room for dining furniture, and which gives access to a lovely balcony. One of the standout features of this property is the parking space available for one vehicle. Located in the picturesque town of Bishops Waltham, you'll enjoy a tranquil setting while still being within easy reach of Winchester and Southampton city centres. Whether you're looking to unwind in the comfort of your home or explore the vibrant city life, this apartment offers the best of both worlds.

## ENTRANCE HALL

Front door with spy hole and letter box leads to the entrance hall. The 24 hour Tunstall emergency response and camera door entry system are located here along with illuminated light switches and a smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard with plumbing for a washing machine. Further doors lead to the bedrooms, living room and bathroom.

## LIVING ROOM

A wonderfully spacious and very well presented living/dining room with patio door giving access to a great balcony. There are two ceiling light points, power points and TV & telephone points. A partially glazed door leads into the separate kitchen.

## KITCHEN

Fully fitted modern shaker style kitchen with fitted cupboard doors and wooden work surfaces. Integrated appliances include: microwave, high level oven, ceramic four ringed hob, stainless steel sink with chrome mixer tap under a window. Bosch slimline dishwasher. Finished with wood effect flooring, under-counter lighting and ceiling spot lights.

## MASTER BEDROOM

A generous sized double bedroom with TV and phone point, power points and ceiling lights. Further benefitting from a large walk-in wardrobe fitted with hanging rails and drawers and a separate en-suite shower room.

## EN-SUITE

A practical wet room with partially tiled walls, tiled flooring, a walk-in shower with anti-slip floor tiles, glass shower-screen and over head and hand-held shower heads, toilet with concealed cistern, vanity unit with sink and mirror above, a heated towel rail and ceiling spot lights.

## SECOND BEDROOM

Spacious second bedroom with a built-in wardrobe with mirror sliding doors, power points and a TV point.

## SHOWER ROOM

A luxurious shower room with partially tiled walls, tiled flooring, a walk-in shower unit with over head and hand-held shower heads and glass shower-screen. Toilet with concealed cistern, vanity unit with sink and mirror above, heated towel rail and ceiling spot lights.

## ALLOCATED PARKING

This apartment benefits from an allocated parking space.

## WALMSLEY PLACE

Walmsley Place is a purpose built for the over 55s and offers 32 contemporary two bedroom apartments and three luxury two bedroom cottages for the discerning homeowner in a unique location on the edge of the charming, yet traditional, medieval town of Bishops Waltham. These spacious luxury apartments feature walk in wardrobes, two shower rooms, close proximity to traditional shops, restaurants, doctors surgery and all basic amenities.

There are 32 luxury two bedroom apartments with a relaxing communal Atrium area and integrated living and dining areas with modern kitchens, Walmsley place is the perfect place for your retirement.

Each apartment features spacious master bedrooms with en-suites and underfloor heating. Emergency call and door entry system situated in the Hall. There is allocated parking and private access to beautifully maintained landscaped gardens. Bishops Waltham Abbey ruins can be found within walking distance of the development and it is only a 15 minute drive to Winchester from Walmsley Place.

It is a condition of purchase that all residents must be over 55 years.

## ADDITIONAL SERVICES

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

## LEASE INFORMATION

Leasehold 999 Years from 2016  
Ground Rent £300 per annum  
Ground rent review: Jan-2031

## SERVICE CHARGE

What your service charge pays for:

- The apartments underfloor heating costs are covered by the service charge.
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: 5,840.72 per annum (up to financial year end 30/06/2025).

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).

