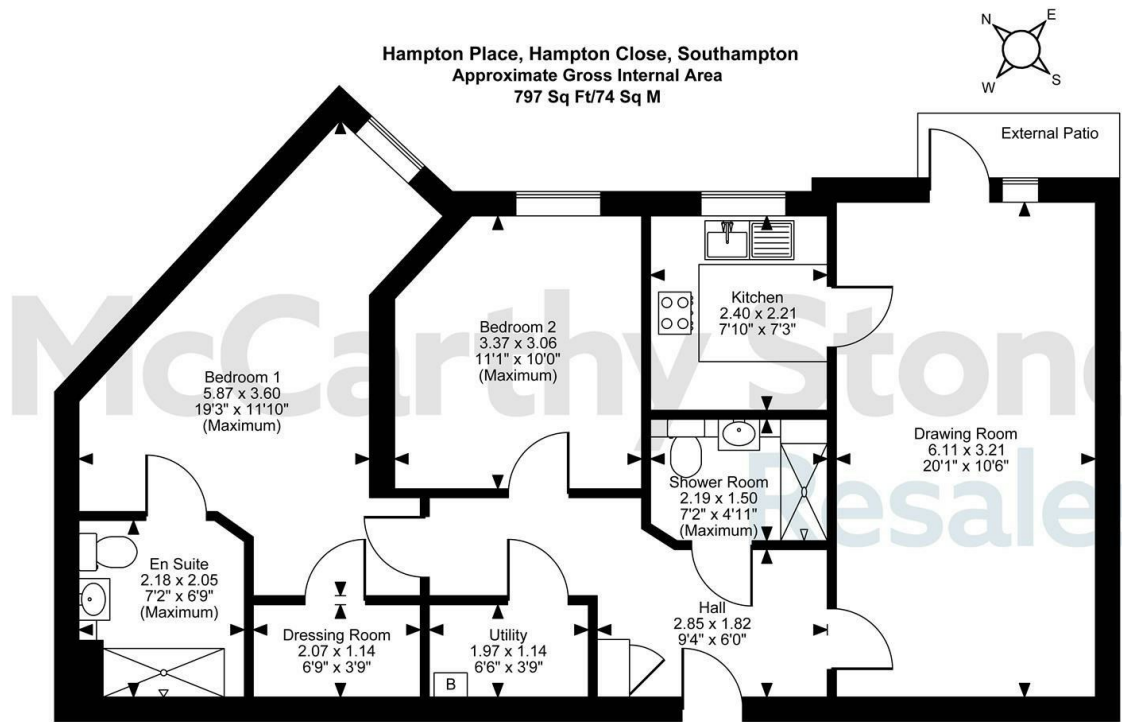


12 Hampton Place

Hampton Close, Southampton, SO15 5SB

PRICE
REDUCED



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8627775/JPN

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £270,000 Leasehold

Welcome to Hampton Place in the heart of Southampton! This Grounf Floor purpose-built retirement apartment offers a cosy retreat with 1 reception room, 2 BEDROOMS AND 2 BATHROOMS. Perfect for over 60s looking for a peaceful abode, this property also features a PRIVATE PATIO AREA, Don't miss out on this charming apartment in a convenient location!

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Hampton Place, Hampton Close, Shirley,

2 Bed | £270,000

PRICE
REDUCED

Summary

Hampton Place, McCarthy Stone's premier Shirley Retirement Living development, offers a serene and comfortable lifestyle for its residents. Nestled on a quiet road between the vibrant neighbourhood of Shirley and the nearby suburb of Maybush in Southampton, this community provides an ideal balance of tranquillity and convenience.

The development is conveniently located just 0.2 miles from Shirley's main street, offering easy access to a variety of shops, cafes, and local amenities. Additionally, it is situated only two miles northwest of Southampton city centre, providing residents with the opportunity to enjoy the cultural, dining, and entertainment options of the city while living in a peaceful suburban setting.

Hampton Place comprises 49 stylish apartments, specifically designed for those over the age of 60. The development features 25 one-bedroom apartments and 24 two-bedroom apartments, all thoughtfully designed to offer comfort, security, and modern conveniences.

Residents of Hampton Place benefit from beautifully landscaped gardens, perfect for relaxation and socialising. The community also boasts a welcoming Club lounge, ideal for social gatherings and events, as well as lifts to all floors, ensuring accessibility for all residents. For visiting family and friends, a well-appointed Guest Suite is available, making it easy for loved ones to stay close by.

To ensure peace of mind, Hampton Place is equipped with a comprehensive 24-hour emergency call system. Additionally, a dedicated House Manager is on-site during office hours, providing assistance and overseeing the smooth running of the community. These features combine to create a safe, supportive, and vibrant environment where residents can enjoy their retirement years to the fullest.

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

The front door, equipped with a spy hole, opens into a spacious entrance hall featuring a 24-hour Tunstall emergency response pull cord system. From the hallway, you can access a walk-in storage, airing, and utility cupboard that includes a washer/dryer (included in the sale) and a Vent-Axia ventilation system. Additional doors lead to the bedroom, living room, and shower room.

Lounge/Dinner

Spacious lounge benefitting from a glazed door with window to side opening onto a private patio area. 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 features a tile-effect floor and a sleek black granite/composite sink with a lever tap. It includes a built-in oven, ceramic hob, and extractor hood, along with an integrated fridge/freezer. The kitchen is brightened by double-glazed windows.

Bedroom One

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

En Suite

Offering luxury and convenience, a bathroom ensuite includes a tiled shower with grab rail and glass screen, low level WC and wash hand basin in vanity unit. Mirrored bathroom cupboard

with integral light. Heated ladder radiator, ceiling spot lights, extensively tiled walls and floor.

Bedroom Two

Second double bedroom which could also be used as a dining room or study.

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

- 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: £4,321.48 per annum (for financial year end 28/02/2025)

Lease Information

Lease Length: 990 years from the 1st January 2021
Ground rent: £495
Ground rent review: Jan-36

Additional Information & Services

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

