

# 21 MEON GARDENS

Swanmore, SO32 2TN

Asking Price £82,500



WELLER  
PATRICK



## PROPERTY FEATURES

Spacious, one bedroom retirement apartment in popular semi-rural village location

Entrance hall • Sitting room • Kitchen • Bedroom • Shower room

Communal gardens and grounds • Walking distance to village shop

• No forward chain • Viewing recommended



## DESCRIPTION

A conveniently situated first floor retirement apartment within this attractive scheme in the popular village of Swanmore.

The property is located on the first floor and is accessed via an outside staircase on the ground floor. This particular apartment benefits from a good position at the rear of the scheme with windows facing out onto the communal gardens. The property offers a wonderfully light, dual aspect sitting room with sliding double doors opening into the kitchen. An accessible shower room with a wet room floor and a bedroom complete this retirement apartment. There is also a residents lounge and kitchen. For those with cars, parking is available, however is not designated or guaranteed.

Situated in central Swanmore, the village store, Post Office and St Barnabas Church are just a short walk away. There are also two well regarded local pubs.

The country town of Bishops Waltham is within a short drive and there is a bus stop nearby providing services into Bishops Waltham and further afield. Bishops Waltham offers a range of further amenities including a local bakery, fish mongers and a number of coffee shops and eateries. Doctors, dentist and opticians are also within the town. The major centres of Winchester, Southampton and Portsmouth are within easy driving distance.

Meon Gardens is a purpose built scheme designed specifically for over 55's. Management and ground rent charges are applicable and details can be provided on request.

If considering a retirement property, viewing is recommended to appreciate this apartment and all the village has to offer.



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**LOCAL AUTHORITY AND SERVICES**  
Winchester City Council  
Council Tax band A  
Mains services  
Management fees apply

**VIEWINGS**

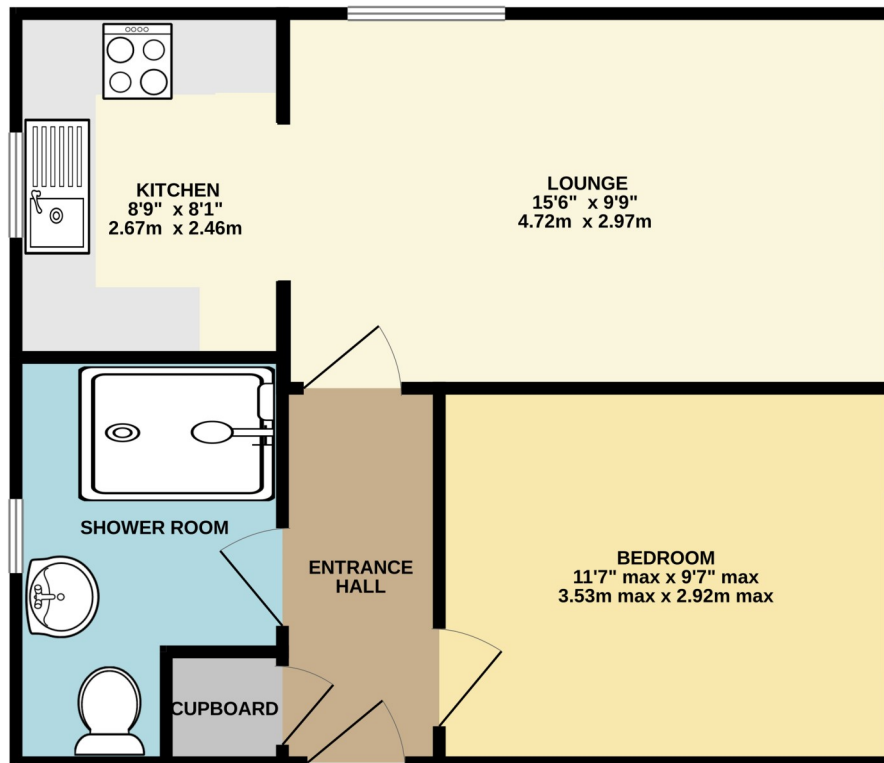
By appointment through Weller Patrick.  
Tel: 01489 893555

**DIRECTIONS**


From Bishops Waltham take the Hoe Road which leads into Swanmore village centre. Continue past the Church on the right and Meon Gardens will be seen on the left.

Particulars amended 30th April 2024

**FIRST FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	51
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Address: