

# 32 WALMSLEY PLACE

Saxby Road, Bishops Waltham, SO32 1QG

£359,000



WELLER  
PATRICK



## PROPERTY FEATURES

A superb, spacious, two-bedroom retirement apartment conveniently close to the centre of Bishops Waltham

Lift • Fitted kitchen • Sitting/dining room • Two bedrooms, one with en-suite • Shower room

Residents' lounge • Communal gardens • Allocated parking

No forward chain • Viewing highly recommended



## DESCRIPTION

A superb, spacious and well presented two-bedroom retirement apartment situated within Walsmley Place, a McCarthy & Stone scheme for the over 55s.

The property enjoys a unique setting close to Bishops Waltham's traditional town centre with its charming high street and range of shops, services and restaurants. Also available are doctors, dentists, opticians and other amenities.

Walsmley Place features attractive communal areas with a relaxing residents' lounge and fabulous atrium area. There are both stairs and lifts to all floors, allocated parking and landscaped communal gardens.

This second floor retirement apartment benefits from a spacious sitting/dining room, attractive kitchen with integrated appliances, a shower room, utility cupboard and two double bedrooms. The main bedroom includes a walk-in-wardrobe and an en-suite.

The area surrounding Bishops Waltham is predominantly rural yet remains accessible to the major centres of Southampton, Winchester and Portsmouth. Rail services are available from Winchester or Botley.

The sought-after Meon Valley area is also nearby with its attractive villages, rural pubs and walks to be enjoyed.

The property is offered with no forward chain and internal viewing is highly recommended.

**Management Charges include the heating, buildings insurance, water and waste, window and communal area cleaning, lift maintenance. The management charge until 30th June 2024 is £482.18. Ground rent is currently £300.00 per annum.**



### DIRECTIONS

On foot, from Bishops Waltham High Street, proceed to the mini roundabout with the Crown Inn on your right. Proceed to your left onto Coppice Hill and cross over the central island. Continue walking up Coppice Hill and the driveway entrance to Walmsley Place is on the right. Follow the driveway to the main entrance and visitor parking is signposted.

Particulars amended 5 August 2024

### LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council Tax band D

Leasehold Property.

Lease remaining 992 years.

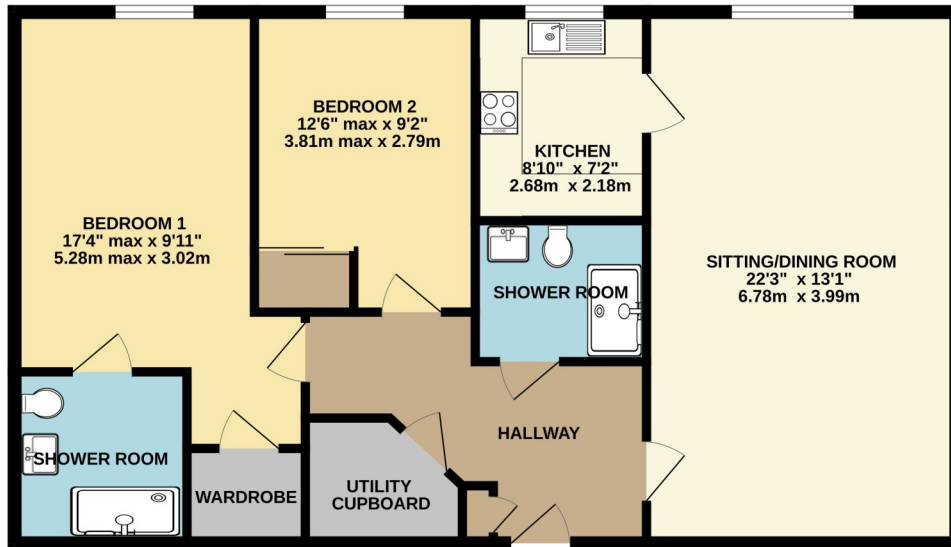
Ground source underfloor heating included in the service charge.

Service charge approx £482 pcm. Please ask for details of what is included in the service charge.

Ground Rent £300 per Annum.



### ACCOMMODATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(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			
England & Wales		EU Directive 2002/91/EC	

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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.