



Flat 52, Meadow Court, Hamilton Road, Sarisbury Green, SO31 7PU

Asking Price £351,995



Meadow Court, Hamilton Road |
Sarisbury Green | SO31 7PU
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W&W are delighted to offer for sale the opportunity to purchase this two double bedroom second floor apartment in an exclusive over 55 development. The property enjoys two double bedrooms, open plan living/dining room, modern kitchen, modern family bathroom & modern en-suite shower room to the main bedroom. It offers a prospective purchaser an opportunity to enjoy a relaxed lifestyle in attractive surroundings, and with a variety of on-site facilities close at hand.

Meadow Court is managed by the Anchor Hanover Group and provides independent living for people aged 55+ near the charming village of Sarisbury Green. The complex enjoys a peaceful setting and is situated in an area that offers a wealth of natural beauty, with pleasant walks to be enjoyed along the River Hamble and around Holly Hill Woodland Park and Manor Farm Country Park. Locks Heath Shopping Centre is only a short distance away with amenities including Waitrose, Costa Café, a local bakery and much more.





Two double bedroom second floor apartment in an exclusive over 55's development

Open plan living/dining room

Modern fully fitted kitchen with integrated appliances

Main bedroom benefitting from a fully fitted modern shower room

Guest bedroom

Fully fitted modern family bathroom

All apartments have a utility area which come with a fitted washing machine.

Anchor on Call emergency care provides emergency support, 24 hours a day, 7 days a week

Landscaped gardens provide a peaceful retreat, while communal areas offer opportunities for socialising and connecting with neighbours

Residents are also able to enjoy a range of on-site facilities, which include a café, large communal lounge (which plays host to regular events, which all residents are welcome to take part in), hair/beauty salon, a large, secure courtyard garden and residents' allotment. There is also a guest suite. The second floor is served by two lifts, as well as several staircases.

Residue of 125 year lease (commenced 1 December 2018)

Service charge: £395.42pcm / £91.26 per week (1 April 2023 - 31 March 2024)

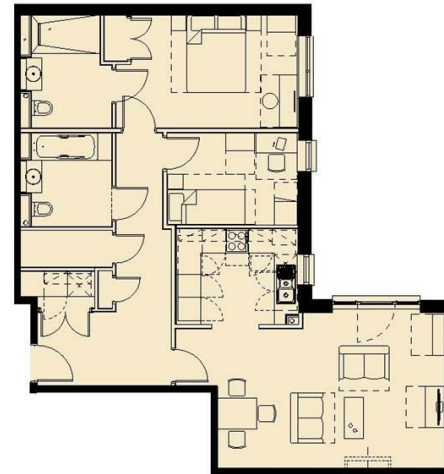
On-street parking available with up to one car parking permit possibly being issued per apartment for which there is an annual charge of £250.00. The permit is subject to renewal annually.

AGENTS NOTE - The floorplan & photos have all been provided to us by Anchor Homes and any potential purchaser would need to satisfy the measurements for themselves



52 Meadow Court

Second floor apartment, two bedroom



Internal measurements

Living room	6,995 x 4,045mm
Bedroom 1	4,728 x 2,957mm
Ensuite	2,888 x 2,062mm
Bedroom 2	3,409 x 2,399mm
Bathroom	2,400 x 2,062mm

All layouts/dimensions are for illustrative purposes only. Maximum distances shown. Measurements do not include bay windows or balconies

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			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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