



14 Meadow Court, Hamilton Road, Sarisbury Green, SO31 7PU

Asking Price £269,995



Meadow Court,
Hamilton Road |
Sarisbury Green | SO31 7PU
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W&W are delighted to offer for sale this well presented '2018' built one double bedroom ground floor retirement apartment. The property boasts one double bedroom, 23'5ft lounge/dining room, modern kitchen, large utility cupboard & en-suite wet room to the main bedroom. The property also enjoys it's own covered terrace with views out onto woodlands & 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.





Well presented '2018' built one double bedroom ground floor retirement apartment

The property enjoys woodland views from the lounge/dining room, kitchen & main bedroom

Entrance hall enjoying three built in storage cupboards with one of them being a large utility cupboard with washing machine to remain & internal lighting

Dual aspect 23'5ft lounge/dining room with door opening out onto the covered terrace

Modern kitchen enjoying attractive wood effect worktops & high gloss units

Integrated appliances include replacement fridge/freezer, replacement slimline dishwasher, single oven, replacement combination microwave/oven & induction hob

Main bedroom benefitting from built in wardrobes with in built lighting & en-suite

En-suite wet room comprising three piece white suite with feature walk in shower & attractive anti slip porcelain tiled flooring

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

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), a large, secure courtyard garden and residents' allotment. There is also a guest suite available

120 Years remaining on the lease

Service charge approx. £5468 PA

There is underfloor heating throughout the property

The current seller informs us that the service charge is reviewed annually

On-street parking available (Subject to a yearly fee)

ADDITIONAL INFORMATION

Property construction - Traditional Brick

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

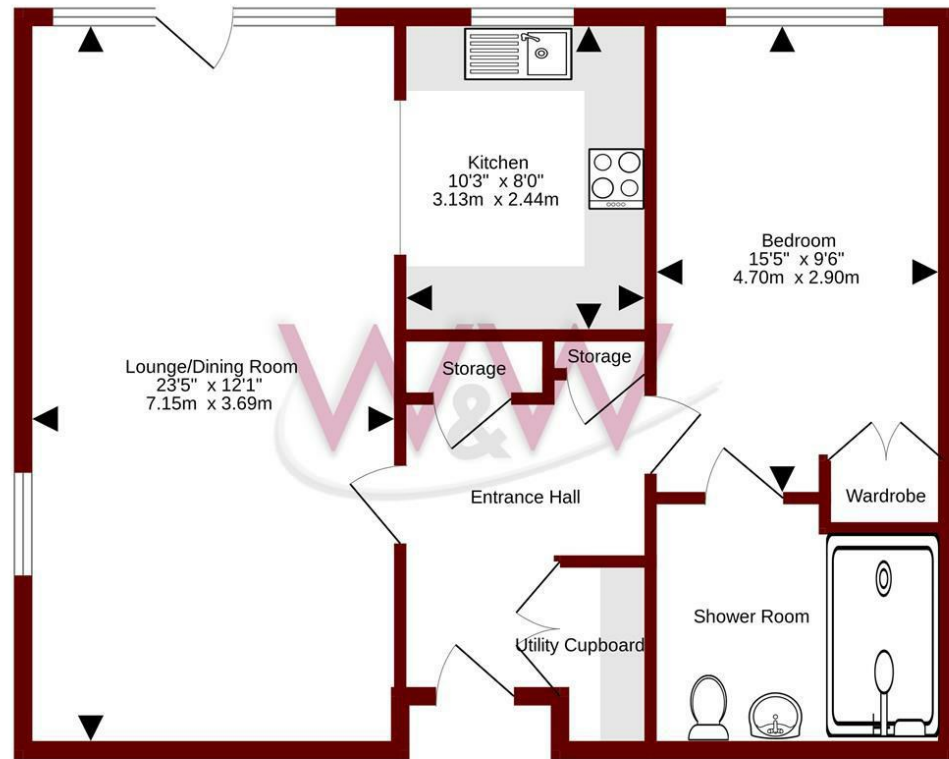
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT and is connected via ADSL

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.
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 plus) A			
(81-91) B		83	83
(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 - C £1753.42 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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