



27 Meadow Court, 15 Hamilton Road, Sarisbury Green, SO31 7PU

Asking Price £335,000





Hamilton Road |  
Sarisbury Green | SO31 7PU  
Asking Price £335,000

W&W are delighted to offer for sale this extremely well presented '2018' built first floor retirement apartment. The property boasts two bedrooms, 19'3ft lounge/dining room, modern kitchen, large utility cupboard, modern main bathroom & modern en-suite wet room to the main bedroom. The apartment also enjoys it's own covered balcony & 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.





Extremely well presented '2018' built two bedroom first floor retirement apartment

Entrance hall benefitting from three built in storage cupboards with one being a large utility cupboard with integrated washing machine

19'3ft open plan lounge/dining room with doors opening out onto the balcony

Balcony with views of the communal outside spaces

Modern kitchen enjoying attractive worktops & cabinets

Integrated appliances include oven, induction hob, fridge/freezer, microwave & dishwasher

Main bedroom benefitting from built in wardrobes & en-suite

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

Guest bedroom

Modern main bathroom comprising three piece white suite & attractive anti slip porcelain tiled flooring

Feature underfloor heating throughout the apartment

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

118 Years remaining on the lease

Service charge approx. £6027.30 PA

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

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

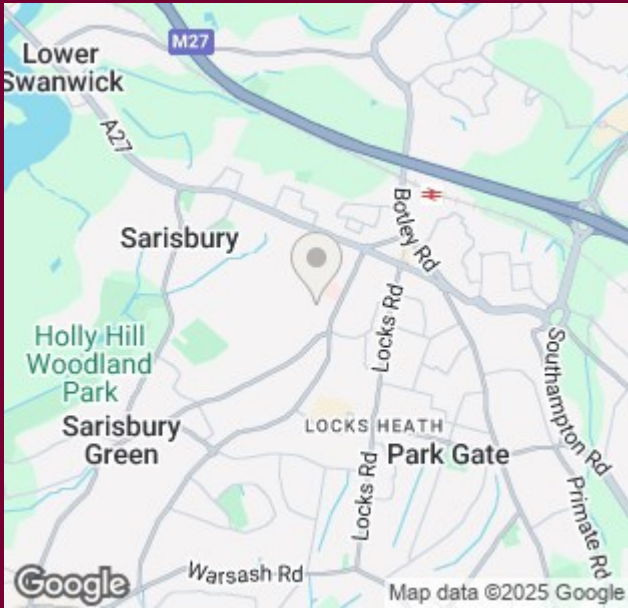
Sewerage - Mains

Heating - Electric underfloor heating

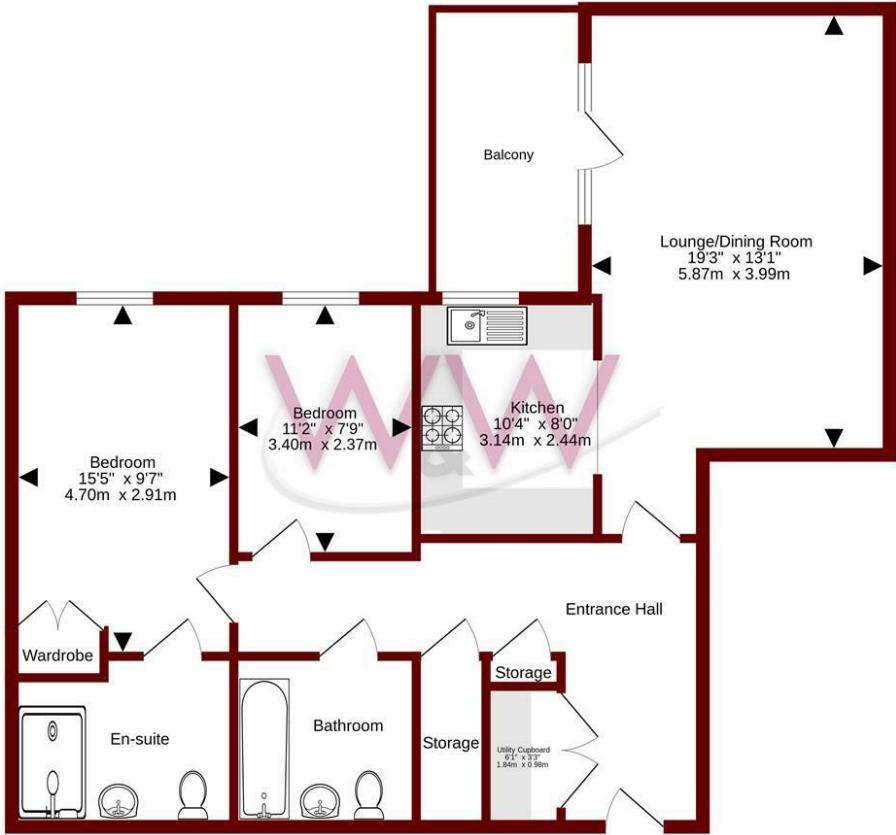
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

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





Ground Floor  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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) <b>A</b>		
(81-91) <b>B</b>	86	86
(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	

Council Tax Band - D - £2164.55 Per Annum  
with 25% single occupancy discount

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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