



**£389,995**  
Leasehold

**47 Meadow Court, 15 Hamilton Road**  
Sarisbury Green, Southampton, Hampshire SO31 7PU



## Quick View



2 Bedrooms



No Garage



1 Living Room



2 Bathroom



Apartment



EPC Rating B



Parking Permit Available



Council Tax Band D

## Reasons to View

- An exceptionally well-designed complex meets all your needs. A sociable residents lounge is the hub of this community, with weekly organised events to choose from, and a gardening club if you prefer.
- With carpets to choose, and underfloor heating, you'll want to kick your shoes off, and feel welcomed by the warm cosy feel.
- The stylish white bathroom and Ensuite boast anti slip porcelain flooring, heated towel rails and underfloor heating for luxury and comfort.
- The well-designed Kitchen has been fitted with an induction hob, integrated oven, microwave plus a fridge freezer. The washing machine is in the separate utility cupboard – eliminating noise.
- The 24 /7 Anchor call system provides complete peace of mind, should you ever need to use it, knowing someone is always on hand.
- Subletting is an option here (T's & C's apply).

## Description

This luxury complex, built for the over 55's is a safe environment to enjoy living with like minded people. The complex offers the retirement community an array of lifestyle amenities which include a hairdressing salon and beauty treatment room, as well as a guest suite and an inviting café to enjoy a meal when you don't fancy cooking yourself.

We are sure you will appreciate the impeccably maintained communal facilities and gardens and feel reassured by the available support ensuring your changing needs are met.

Number 47 is located on the top floor and offers 990 Sq. Ft of luxury living with a South facing balcony, so you can enjoy the sun year-round.

Neutrally decorated, and with skimmed ceilings gives a spacious airy feel, and the large windows throw natural light in.

The spacious hallway is home to the handy utility cupboard which washing machine. The main bathroom is very well fitted with a bath and a double headed shower over.

The open plan sitting/dining room is flooded with natural light and opens onto the balcony, and to the kitchen which, again is very well fitted with white gloss units and fitted appliances with a window over looking the gardens.

The main bedroom has a double wardrobe and enjoys the ensuite walk in shower. The 2<sup>nd</sup> bedroom is ideal for guests or a study/hobbies room.

## Other Information

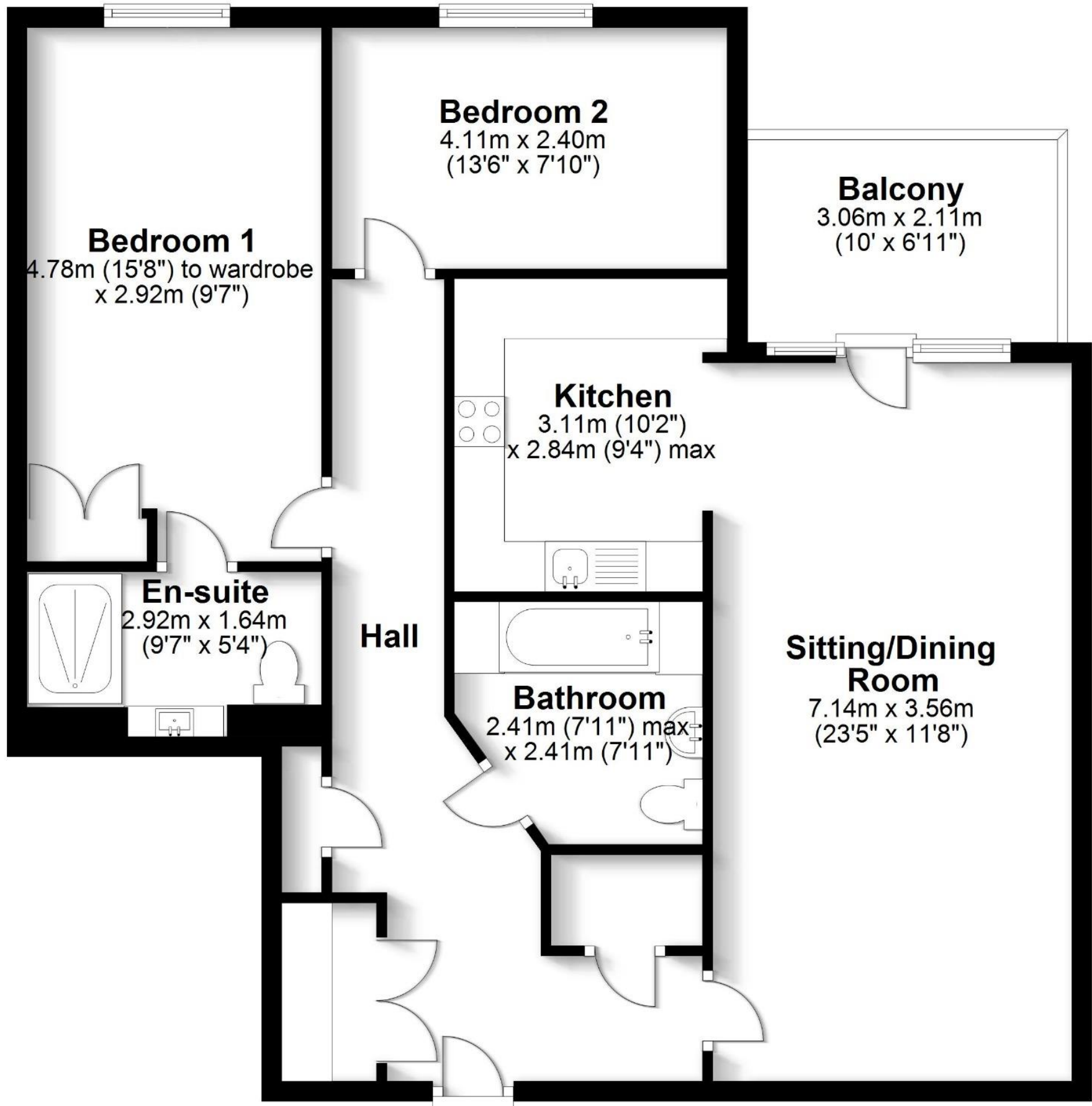
This is a leasehold property for the over 55's only. The 125 year lease commenced 1 December 2018. The service charge is currently £455.71 per month. Upon resale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

## Directions

<https://what3words.com/thread.changed.dramatic>

## Second Floor Apartment

Approx. 84.0 sq. metres (903.9 sq. feet)



Total area: approx. 84.0 sq. metres (903.9 sq. feet)

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