



**Guide Price £335,000**

Leasehold

## **27 Meadow Court, Hamilton Road**

**Sarisbury Green, Southampton, Hampshire SO31 7PU**





Quick View

	2 Bedrooms		None
	1 Living Room		2 Bathrooms
	Apartment		EPC Rating B
	None		Council Tax Band D

Reasons to View

- Specifically for the over 55's Meadow Court is an independent living development and has its own dedicated care and support team based on-site if your needs require.
- With an open plan living and dining space, you can comfortably entertain friends and family, or simply relax in your own spacious environment.
- The sizeable bedroom has an en-suite, walk in shower and ample fitted wardrobe space.
- There are beautifully landscaped gardens which you can enjoy without the hassle of maintaining them.
- Say goodbye to worries about property upkeep or unexpected bills, this is all taken care of by the Anchor management team.
- Park Gate shops and the Locks Heath Centre are both just a half mile walk away. And Holly Hill Leisure Centre is less than a mile too.

Description

This well-presented two bedroom 'Poppy Style' apartment, is located on the first floor, enjoying a corner position with views overlooking the courtyard garden.

In the hallway, there is a convenient utility cupboard equipped with a washer/dryer, as well as a large storage cupboard ideal for storing your shoes, coats and even the trusty vacuum cleaner. Through to the living room, there is space for a dining room table and a door leading out to the balcony. It's open plan to the kitchen, which is well-fitted with a range of wall and base units along with, fitted eye level oven and microwave, dishwasher, fridge, freezer and induction hob with extractor above.

The master bedroom has a fitted double wardrobe, and has an ensuite which comprises a walk in, rainfall shower with an extra handheld shower head. The second bedroom is a good single, and both also share the use of the family bathroom.

Meadow Court retirement community offers an array of lifestyle amenities – from a hair and beauty salon to a spacious guest suite and an inviting café, allowing you to enjoy your retirement surrounded by like-minded neighbours who share a similar outlook on life. We’re sure that you'll love the impeccably maintained communal facilities and gardens and feel reassured by the available support, ensuring your changing needs are met in the future.

Other Information

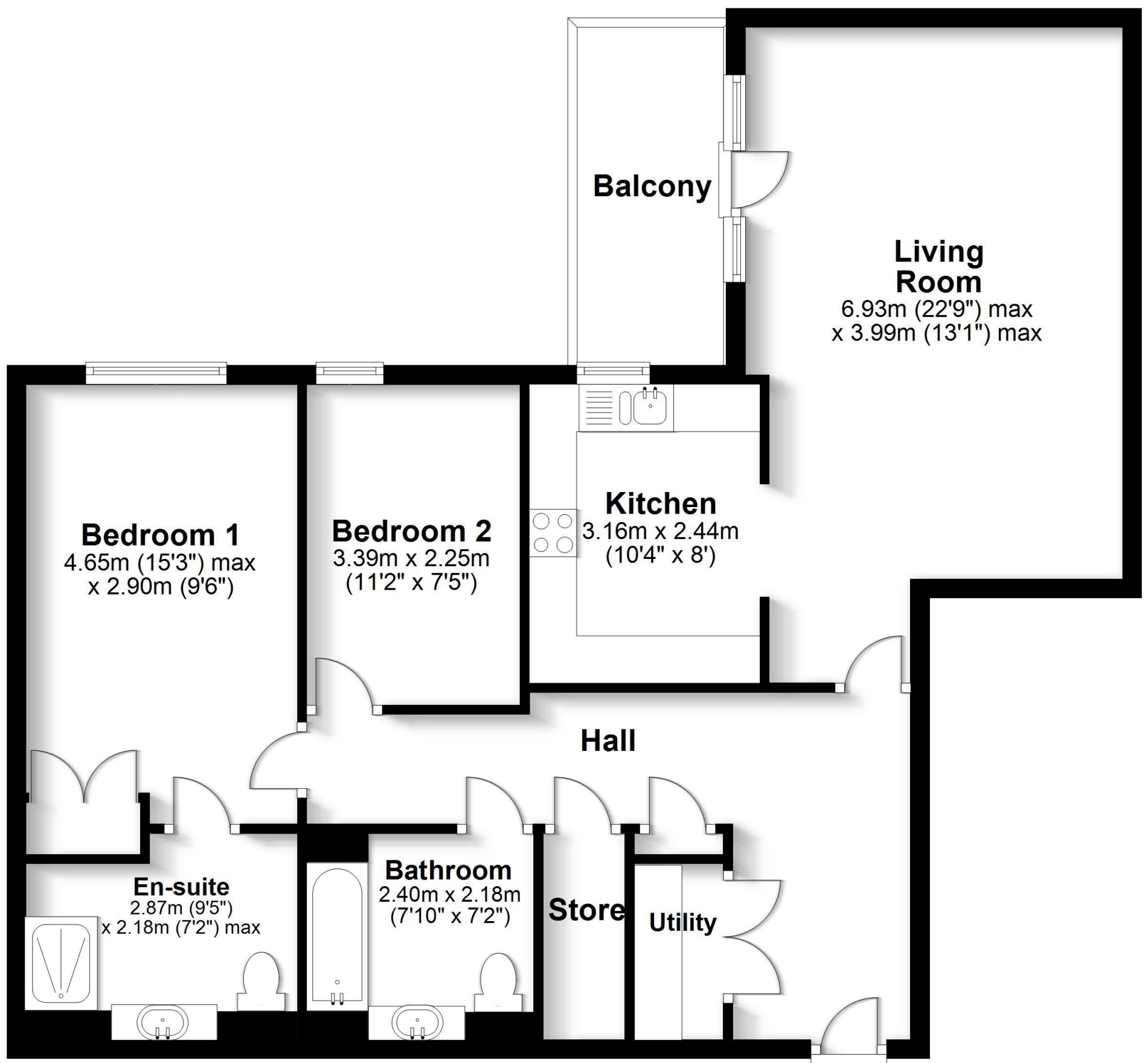
This is a leasehold property for the over 55's only. The 125 year lease commenced 1 December 2018. The service charge is £502.20 per month from April 1st 2025. Upon sale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

Directions

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

## First Floor Apartment

Approx. 79.7 sq. metres (857.7 sq. feet)



Total area: approx. 79.7 sq. metres (857.7 sq. feet)

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