



1 Walmsley Place Saxby Road, Bishops Waltham, SO32 1QG

Offers in excess of £400,000

WHITE & GUARD

1 Walmsley Place Saxby Road

Bishops Waltham, Southampton

Set within beautiful, mature gardens and in the very heart of the village, Walmsley Place is quite simply more than a development of modern apartments. Built by McCarthy & Stone who are renowned for quality, the block has been developed with a lifestyle in mind, one that is also able to provide peace of mind, as well as a relaxed way of life. The thoughtful design includes a large communal room with further seating around the building both inside and out, in the well cared for fully landscaped gardens that have been beautifully laid out with shingled pathways, raised planted beds and pergolas. All this set within such a pretty village that brings with it, a wealth of its own charm and character.

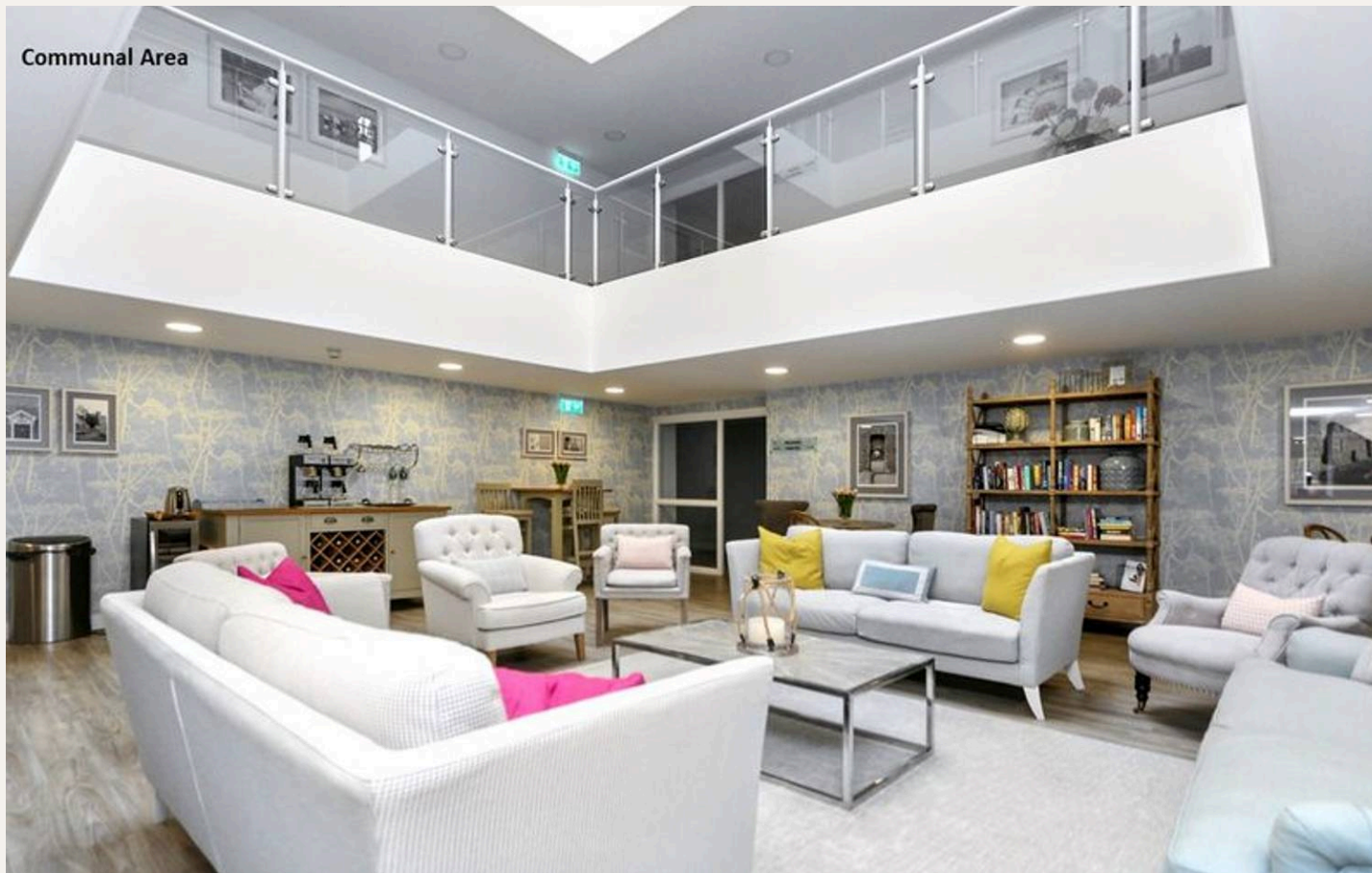
LOCATION

The property benefits from being within walking distance to Bishops Waltham's vibrant village centre which offers a broad range of shops and local amenities including shops, post office, pubs, a doctor's surgery and regular bus services. The neighbouring village of Botley is only minutes away and provides a mainline railway station with both Winchester city centre and Southampton Airport being just under half an hour away. All main motorway access routes are within easy reach. This historic market town is set against a backdrop of beautiful Hampshire countryside and offers the convenience of great transport links.

- WINCHESTER COUNCIL BAND D
- EPC RATING C
- LEASEHOLD
- EXCLUSIVELY FOR THE OVER 55's
- TWO BEDROOM APARTMENT
- TWO BATHROOMS
- BEAUTIFULLY DESIGNED COMMUNAL AREA
- ALLOCATED & VISITORS PARKING



Communal Area



INSIDE

The block itself has a security entry system with the main front door to the apartment taking you immediately through to an inviting entrance hall. The hallway has a security phone linked to the entry system, spotlights and a door opening to a useful utility cupboard, housing the washing machine and has fitted shelving. From one end of the hall, a door leads through the sitting/dining room which is a lovely well proportioned room with French doors to one end that lead onto the private patio. From one side of the dining area, a further door leads through to the large kitchen. This room has been fully fitted with a range of wall and base units, has a window to the rear overlooking the gardens, along with a range of appliances that include a NEFF electric oven with separate grill oven above, an induction hob, a dishwasher, fridge and freezer. The room also has Karndean flooring and spotlights. The master bedroom has a window to the rear, a door to the side leading through to a beautifully appointed ensuite. This room also benefits with a walk-in wardrobe which is fully fitted. The ensuite has been fitted with a modern double width shower, a wash hand basin set into a vanity unit with cupboards below and a low level WC, has a heated towel rail, is fully tiled and has spotlights. Bedroom two, which is also a good size double room, has fitted wardrobes and overlooks the rear gardens for the block. The main bathroom has also been beautifully appointed with a wider than usual shower cubicle, a wash hand basin set into a vanity unit with cupboards below and a low level WC, is also fully tiled and has spotlights.



OUTSIDE

Outside there is a secluded parking area with allocated parking, along with separate visitor's spaces. The gardens are in part lawned with well cared for selectively planted borders whilst towards the rear of the block there are further, shingled pathways and seating areas with various raised borders and pergolas, which are regularly looked after and planted.

SERVICES

Ground source heating, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre Broadband is available with download speeds of up to 76Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

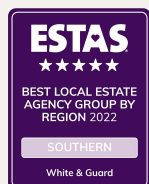
Length of Lease 990 years

Ground Rent £300 per year, payments of £150 are made every 6 months.

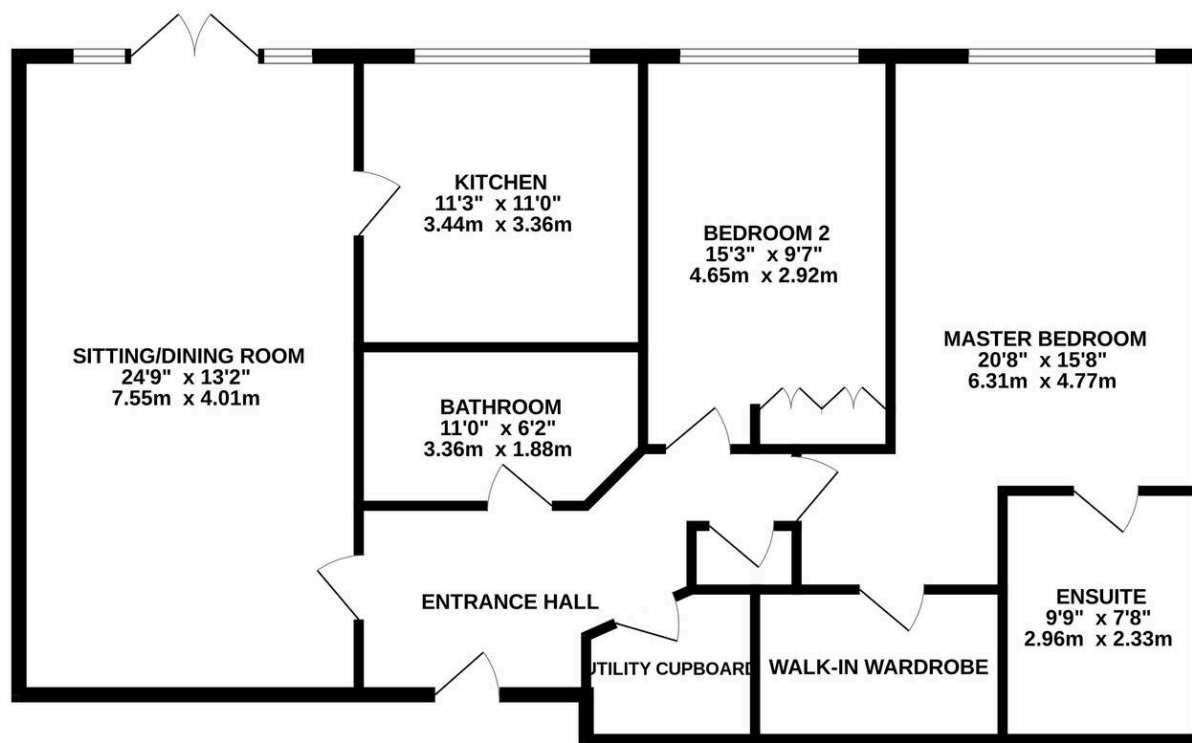
Maintenance Service Charge £558.88. This includes the underfloor and water bills.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



GROUND FLOOR



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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