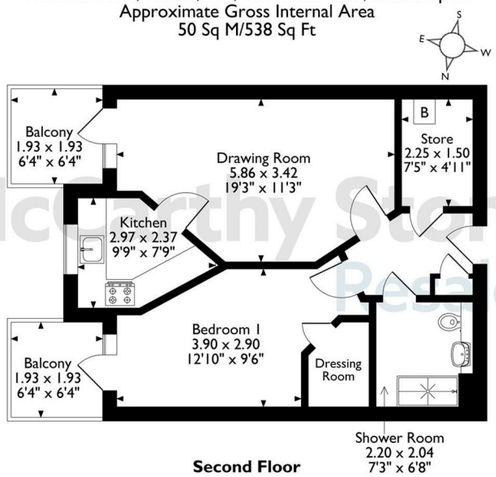
Excellent

Trustpilot

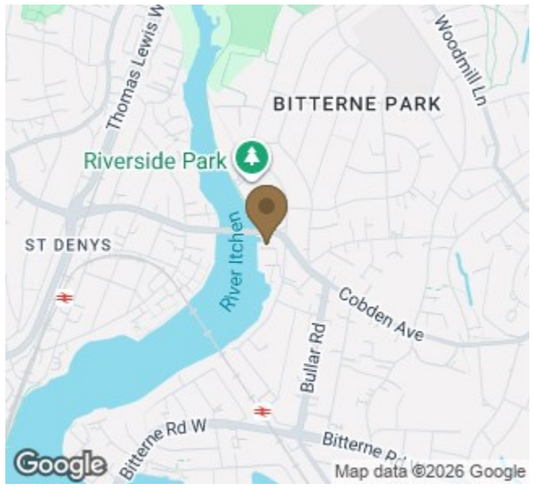
McCarthy & Stone
Resales.

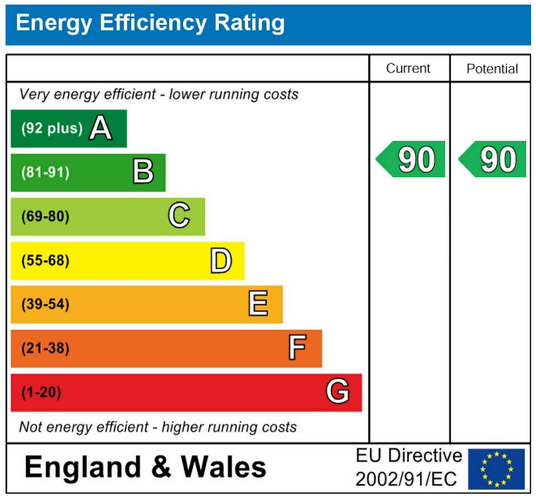
The Boathouse, Flat 33, 100, Riverdene Place, Southampton
Approximate Gross Internal Area
50 Sq M/538 Sq Ft




**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman









## 33 The Boathouse

Riverdene Place, Southampton, SO18 1ER

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 33 The Boathouse could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £230,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Retirement Living
- Walk out Balcony with a lovely aspect
- Large double bedroom with walk-in wardrobe
- House Manager & Lift to all floors
- Stunning communal lounge
- Landscaped gardens with patio area and river views
- Guest suite for family or friends
- Close to local amenities
- Unique waterfront location

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 33 The Boathouse, Southampton

1 | 1 | Asking price £230,000

## Summary

The Boathouse is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the overs 55's.
The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs for the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply). The Boathouse is a stunning waterfront development with landscaped gardens and terraces overlooking the River Itchen, opposite Riverside Park, and close to Bitterne Park Triangle shops offering a variety of cafes and restaurants, a Co-Op, a Bakers and Tesco Express perfect for local shopping. Less than a five minute drive or bus ride is Portswood high street offering a wide variety of amenities including clothes shops, boutique cafes and local produce. A short bus ride away is Southampton City centre.

***Viewing of this superb property is highly recommended***

## Property Overview

A light and spacious one bedroom Retirement Living apartment situated second floor with a walk out balcony accessible from the large main living area. There is a modern fitted kitchen and a spacious double bedroom with the added benefit of a walk in wardrobe providing excelent storage. The fully fitted accessible shower room is fitted with a level access shower and a non-slip tiled floor.

## Local Area

Situated on the banks of the River Itchen and opposite the beautiful Riverside Park, The Boathouse provides the perfect location for an enjoyable and independent retirement. The Boathouse will have a range of local amenities right on its doorstep. It is located in the centre of The Bitterne Park Triangle which is perfect for local shopping, offering a bakers, Local Co-op and a variety of cafés and restaurants for leisurely lunches. A TescoExpress is located 200m away from the development.

Less than a five minute drive or bus ride is Portswood high street offering a wide variety of amenities including clothes shops, boutique cafés and local produce. Riverside Park opposite provides the perfect setting for a leisurely stroll and is home to an
abundance of local wildlife including swans, ducks and geese.

## Social Lifestyle

The Communal Lounge is at the heart of the community at The Boathouse and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## Landscaped Gardens

The beautiful landscaped gardens overlook the gardens and river. There is no need toworry about exterior maintenance. Your house manager will organise this all for you so the garden will always look its best.

## Additional Information

• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

## Service Charge

Service Charge £3,013.61 per annum, year ending 30/06/2027, to include:

• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold

999 Year Lease from January 2018
Ground Rent: £425 per annum
Ground Rent review date: January 2033

## Car Parking

Car Parking (Permit Scheme) is by allocated space subject to availability
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage















