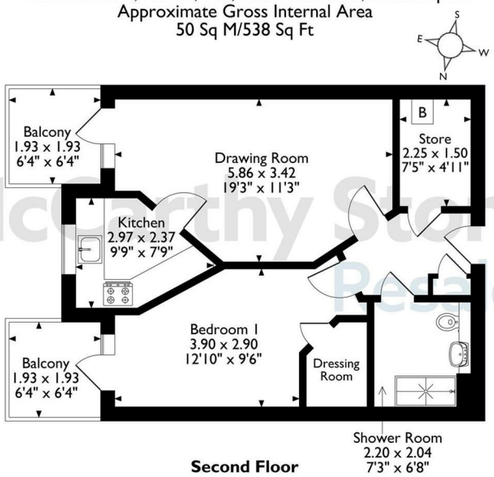
Excellent

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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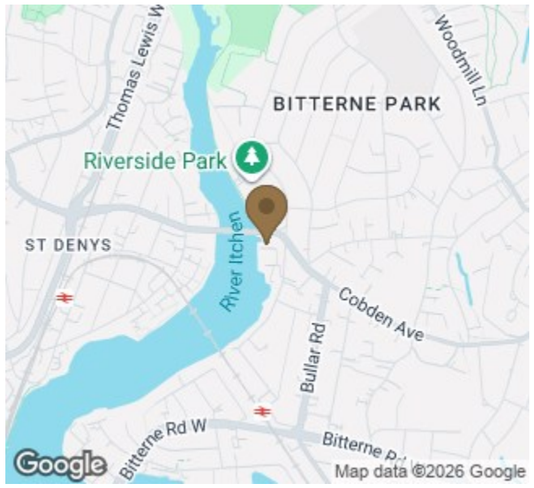

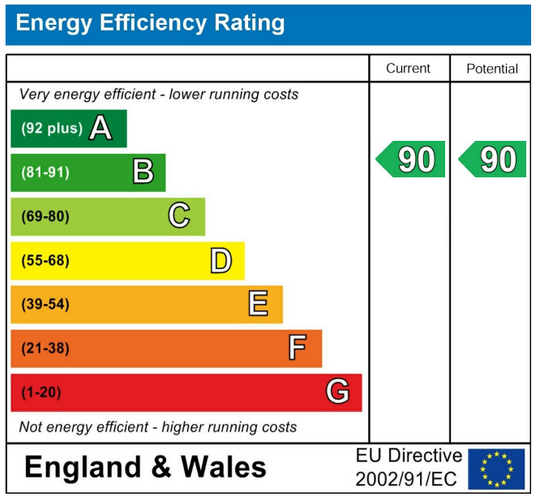

33 The Boathouse

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
- 24 hour emergency helpline
- 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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman

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

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/airing/utilty cupboard with BOSCH washer drier, boiler and Vent Axia system, shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

LIVING ROOM WITH BALCONY

Spacious lounge benefitting from a glazed patio door which opens directly onto a balcony.TV and telephone points, Sky/Sky+ connection point. Two ceiling lights . Fitted carpets, raised electric power sockets. Partially glazed door leads into a separate kitchen.

KITCHEN

A modern fully fitted kitchen with a range of wall and base units for ample storage finished in white high gloss with complimentary wooden effect worksurfaces over. Stainless steel sink with chrome mono lever tap sits beneath the double glazed window.. Built-in waist height electric oven (for minimal bend), ceramic hob and extractor hood. Integrated fridge/freezer. Cream tiled flooring throughout.

BEDROOM

A light and spacious double bedroom boasting a walk-in wardrobe housing rails and shelving. Ceiling light point, raised power sockets, tv and phone point. Double glazed window and door leading to a second walk out balcony.

SHOWER ROOM

Modern suite comprising; Low level WC, vanity unit with wash basin and illuminated feature mirror above. Shaving point, chrome ladder style heated towel rail, underfloor heating and extractor fan.

SERVICE CHARGE (BREAKDOWN)

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.

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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