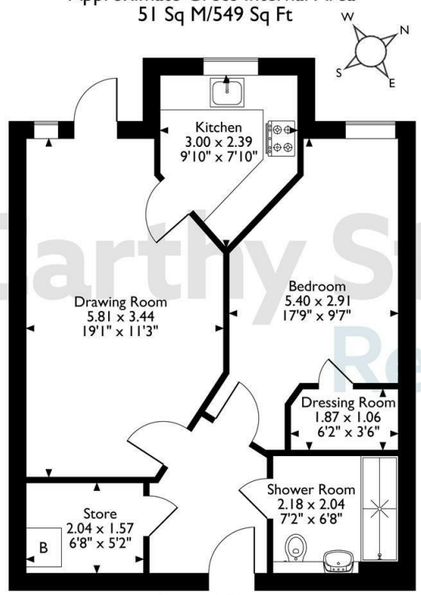
McCarthy Stone
Resales

8 Hampton Place, Hampton Close, Southampton
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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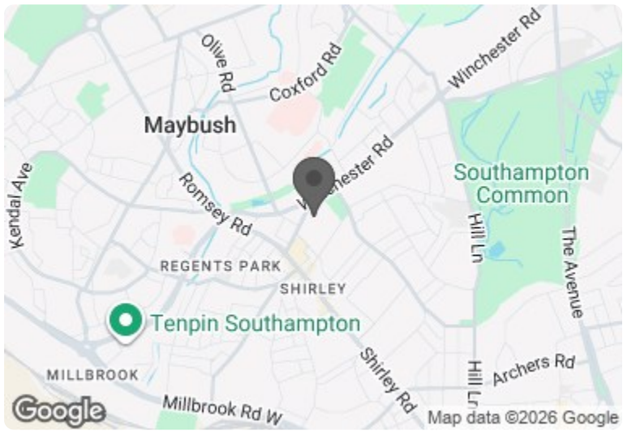
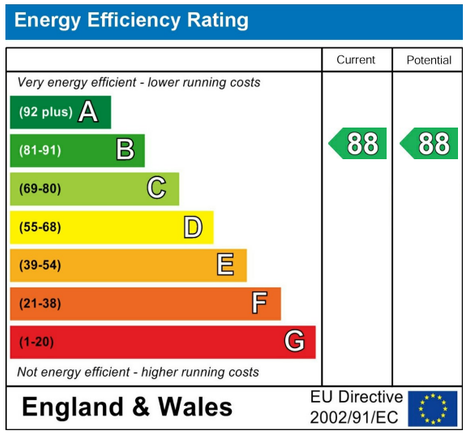
Council Tax Band: C





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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

8 Hampton Place

Anglesea Road, Southampton, SO15 5SB

PRICE REDUCTION

Asking price £230,000 Leasehold

A well presented an spacious one bedroom GROUND FLOOR Retirement Living apartment. Benefitting from a PRIVATE PATIO AREA overlooking the LANDSCAPED GARDENS.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

8 Hampton Place, Hampton Close,

1 Bed | £230,000

SUMMARY

Hampton Place, McCarthy Stone's Shirley Retirement Living development is located on a quiet road in between Shirley and the neighbouring suburb of Maybush in Southampton.

The development is 0.2 miles from the main street in Shirley and two miles northwest of Southampton city centre. There are 25 one bedroom apartments and 24 two bedroom apartments exclusively for those over 60.

Homeowners enjoy pretty landscaped gardens, a Club lounge, lifts to all floors and a Guest Suite for visiting family and friends. For peace of mind, there is a 24-hour emergency call system and a House Manager on site during office hours.

LOCAL AREA

Southampton is known as the cruise capital of the UK, with its famous port home to some of the world's most prestigious luxury cruise ships. Southampton and the nearby New Forest are both popular destinations, thanks to their fascinating histories, large green spaces and regular cultural events.

Shirley is renowned for its shopping, with many national retailers, as well as independent shops, local restaurants and cafes and half a dozen pubs. A local market takes place every Thursday from 9am-4pm.

For a touch of nature, there is the 5-acre St James Park, which has just been awarded a Green Flag Award for one of the best green spaces in the country.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall where the 24-hour Tunstall emergency response pull cord system is situated. From the hallway there is a door to a walk-in storage/airing/utility cupboard. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

Spacious lounge benefitting from a glazed patio door with window to side opening onto a private patio area. There are TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Part glazed door leads into a separate kitchen.

KITCHEN

Modern fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and double glazed windows.

BEDROOM

Double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point and double glazed window.

SHOWER ROOM

Partly tiled and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heated ladder style towel rail and extractor fan.

Parking Permit Scheme

Parking 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.

SERVICE CHARGE (BREAKDOWN)

- 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,907.53 per annum (for financial year end 28/02/2027)

LEASE INFORMATION

Lease Length: 999 years from the 1st January 2021
Ground Rent: £425 per annum
Ground Rent Review Date: January 2036

Additional Information & Services

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

Moving Made Easy

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 speak with our Property Consultant today.