



**Offers Over £375,000**



Leasehold

**20 Meadow Court, Hamilton Road**

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



## Quick View

	2 Bedrooms		No
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating B
	Permit Parking – Subject to Availability		Council Tax Band D

## Reasons to View

- Exclusively for the over 55s, Meadow Court is an independent living development offering peace of mind with a dedicated management team and 24 hour emergency response call system.
- This ex-show apartment has its own South Facing patio area overlooking the front gardens, where you can sit and enjoy the sun.
- Communal facilities include an on-site café, so you can host family lunches without needing to leave the building, or do the washing up.
- Perfectly positioned just a half-mile stroll from Locks Heath Centre for all your everyday essentials, including Waitrose and Post Office.
- Two spacious bedrooms and two bathrooms, ideal for hosting guests while enjoying the privacy and convenience of your own en-suite.
- Even if you're downsizing the very spacious living room should offer plenty of space for your furniture without compromise.

## Description

Walk through the front door into the spacious entrance hallway. Immediately to your left the utility cupboard houses the washer/dryer, with additional space for a vacuum cleaner and excellent storage provided by wall and base units with a worktop above for keeping everyday essentials neatly tucked away.

To the right, the apartment opens into a spacious lounge/dining room, with plenty of space for a lounge suite and full size dining table and chairs with a door leading directly out to the south-facing patio area, allowing natural light to pour in and creating an easy indoor-outdoor connection.

Flowing seamlessly from here is the open-plan kitchen, fitted with cream gloss wall and base units that give a clean, contemporary feel. It comes complete with integrated appliances including a fridge/freezer, induction hob, extractor fan, and dishwasher, making it as practical as it is stylish. A thoughtful touch is the electric button-operated window, allowing you to let in fresh air with ease.

Along the hall, you'll find further useful storage, including an cupboard housing the underfloor heating system, and an additional cupboard alongside to keep everything organised. The bathroom is very stylish, featuring a WC, floating sink with vanity unit, heated towel rail, and a bath with shower over, for both quick mornings and relaxing evenings. Bedroom two is a comfortable double room, and is conveniently located just across the hall from the bathroom.

The main bedroom benefits from fitted double wardrobes and its own en-suite, complete with a large walk-in shower, heated towel rail, sink, vanity unit, and WC. To the rear of the apartment, the south-facing patio area is a real highlight, allowing you to enjoy the sun throughout the day, it offers space for seating and potted plants, a lovely spot to relax.

## Other Information

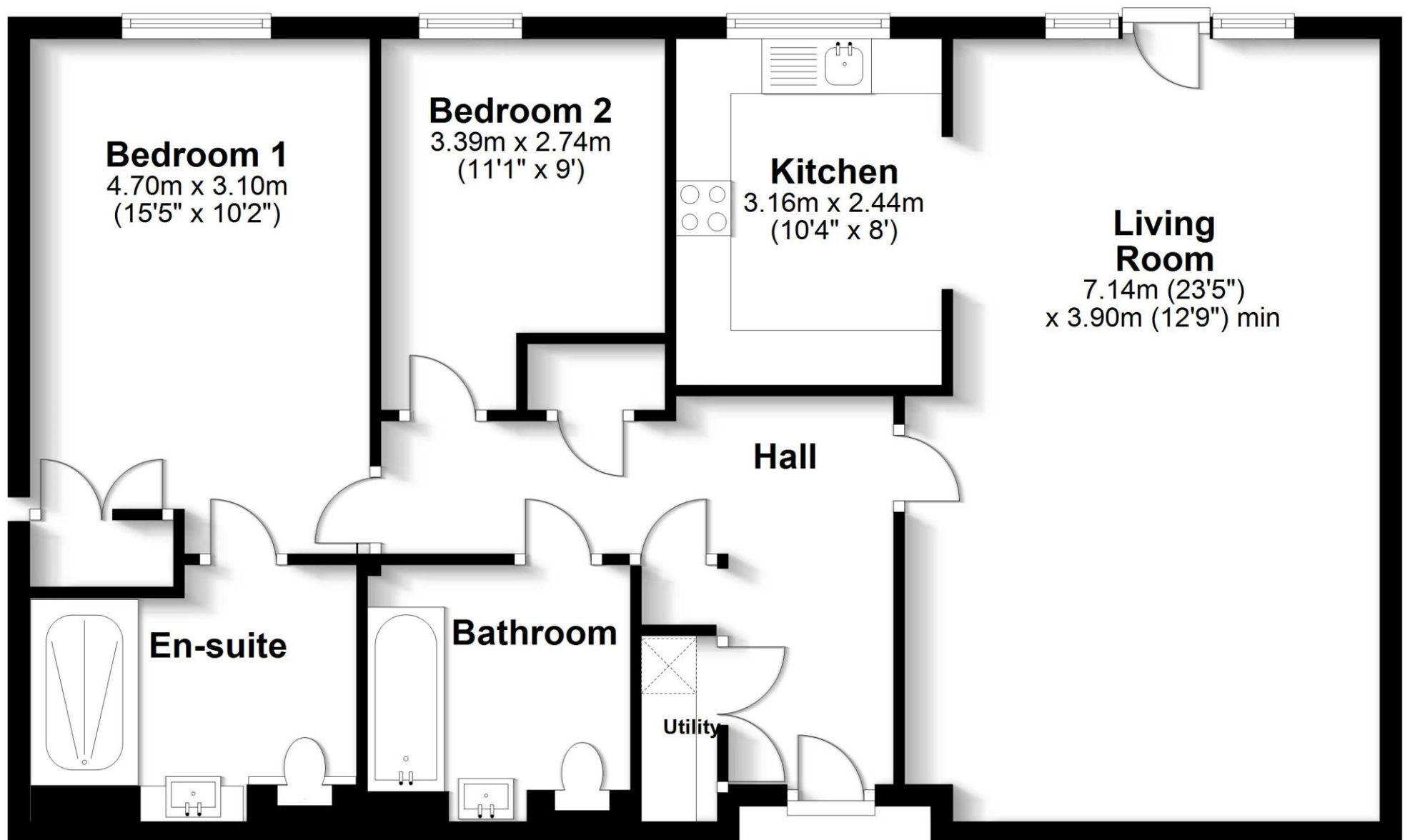
This is a leasehold property for the over 55's. The 125 year lease commenced 01/12/2018, there is no ground rent payable. The monthly service charge, payable to Anchor Hanover Group, from 01/04/26 is £530.15. Upon resale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund. Please note that permit parking is only available subject to availability.

## Directions

<https://what3words.com/tadpoles.conquest.riot>

## Ground Floor

Approx. 87.8 sq. metres (945.0 sq. feet)



Total area: approx. 87.8 sq. metres (945.0 sq. feet)

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 Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
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