



35 Hillier Court Botley Road | £325,000  
Romsey, Hampshire, SO51 5AB







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## Summary

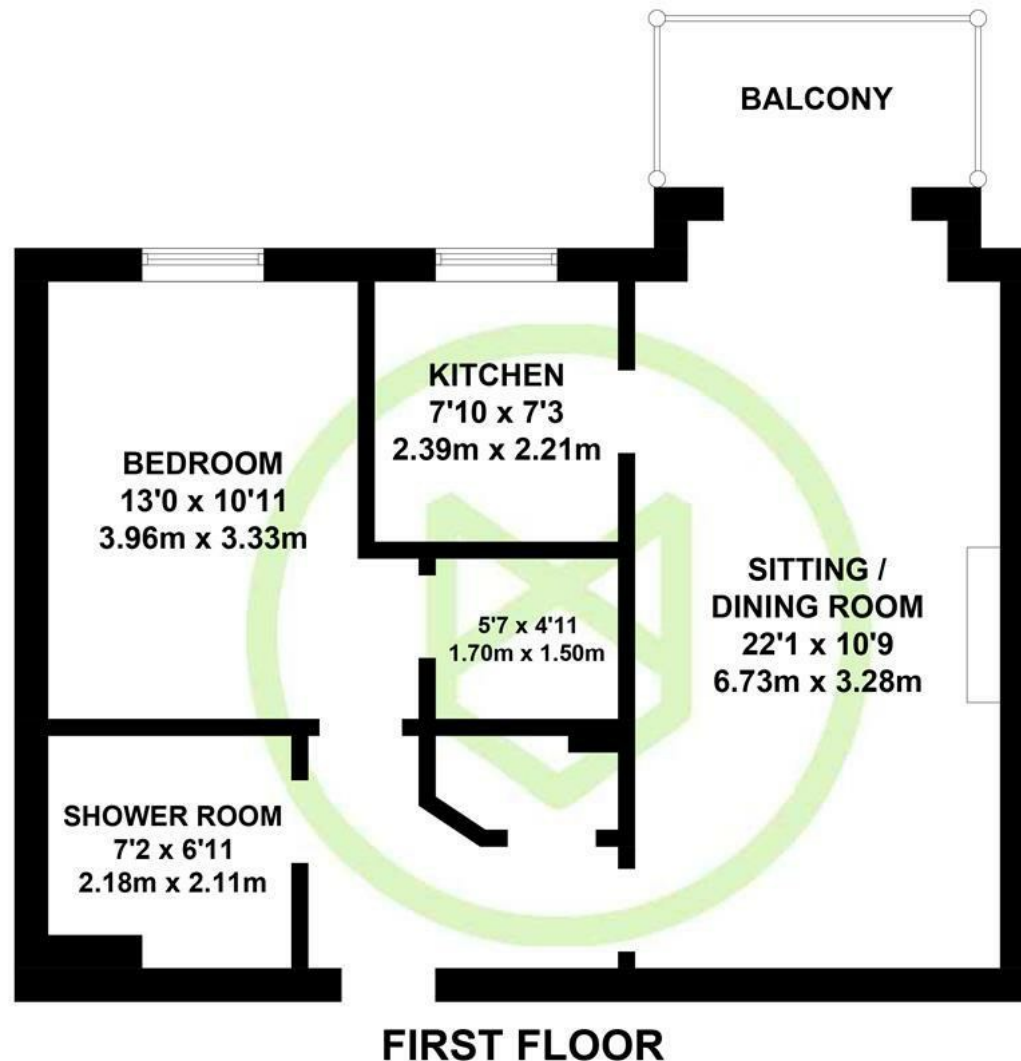
Built in 2016 by McCarthy and Stone, Hillier Court comprises of 40 one and two bedroom apartments for Retirement Living for the over 60's. There is a House Manager on site, 24-hour emergency call system provided via a personal pendant alarm with call points in the bathroom. This well presented first floor apartment features an open plan sitting/dining area, kitchen, bedroom with walk-in wardrobe, separate shower room and private balcony looking over the communal gardens. The development facilities includes a Homeowners lounge, laundry room, library, lifts to every floor, mobility scooter store, further storage, guest suite and beautiful landscaped gardens surrounding.

## Features

- Offered with no onward chain
- Over 60's retirement development built in 2016
- Private balcony overlooking communal grounds
- One generous bedroom with walk in wardrobe
- Underfloor heating
- 24 Hour careline
- Camera door entry system

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B



APPROXIMATE GROSS INTERNAL AREA  
588 SQ FT / 54.6 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1190223)



# 35 Hillier Court, Botley Road, Romsey, Hampshire, SO51 5AB

## Entrance

A secure camera door entry system allows access for the foyer. The apartment is located on the first floor which can be accessed via lift or stairs. Communal facilities include homeowners lounge, guest suite, library, laundry room and access to immaculate communal grounds. There is an on site house manager and 24 hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

## Accommodation

Upon entry, an inviting entrance hall provides access for the bedroom, sitting/dining room, shower room and airing cupboard. The bright and airy sitting/dining area has a single door opening out to the balcony, plug in flame effect which acts as a real focal point and access through to kitchen. The well equipped kitchen has a selection of wall and base storage units and built in appliances including fridge/freezer, oven and hob with extractor above. The bedroom is a generous double with spacious walk in wardrobe. The wet room comprises floor to ceiling tiles, shower, WC, wash basin and heated towel rail.

## Outside

Private balcony from the sitting/dining area onlooking the communal grounds and enjoying a south/west facing aspect.

## Parking

Subject to availability. £250 per annum.

## Location

Hillier Court is within a flat level walk to Romsey town centre with its extensive amenities, including Waitrose, Romsey Library, restaurants, bars, Doctors Surgery, Dentists and Romsey Train Station. There are bus stops a short walk away on Botley Road, with routes to Romsey, Southampton, Chandlers Ford and Eastleigh to name a few. Locally there are two handy convenience stores and Tadburn Meadows.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Tenure

Leasehold

## Sellers Position

No onward chain

## Heating

Underfloor heating

## Lease Length

999 years from 2015

## Service Charge

£4202.87 per annum

## Ground Rent

£495 per annum

## Council Tax

Test Valley - Band B

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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