



£245,000
Leasehold

57 Meadow Court, Hamilton Road
Sarisbury Green, Southampton, Hampshire SO31 7PU



Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating B
	Parking Permit Subject to Availability		Council Tax Band D

Reasons to View

- The on-site café provides the perfect place to meet fellow residents, enjoy lunches and snacks with visiting family, or conveniently pick up everyday essentials such as milk and bread.
- An on-site guest suite is available, allowing friends and family to stay comfortably when visiting (charges apply)
- The location is particularly convenient, with Locks Heath Shopping Centre just over a mile away, offering a range of amenities including Waitrose, a library, chemist and more.
- Meadow Court offers a friendly and sociable community, with regular activities including knit and natter, film club, gardening club and quiz nights.
- Say goodbye to the worries of property maintenance and unexpected costs, as everything is expertly managed by the Anchor team for complete peace of mind.
- The open-plan living and dining space provides the perfect setting for both entertaining friends and family and enjoying relaxed, comfortable everyday living.

Description

Step through the front door of this well-presented second floor apartment into a welcoming hallway, thoughtfully designed with practicality in mind. A useful utility cupboard houses the washer/dryer while also providing additional space for household essentials such as cleaning supplies and a vacuum cleaner.

To the left, the apartment opens into a bright and spacious dual-aspect living and dining area, filled with natural light and offering an inviting setting for both relaxing and entertaining. A door leads directly out onto the private balcony, extending the living space outdoors and providing the perfect spot for morning coffee or evening unwinding.

The living area flows seamlessly into the contemporary kitchen, fitted with sleek high-gloss wall and base units and a range of integrated appliances including a fridge/freezer, dishwasher, oven, extractor fan and induction hob. Thoughtful modern touches continue throughout, including an electric window opening system for added convenience and ease of use.

Further along the hallway, there is an additional storage cupboard alongside a separate cupboard housing the underfloor heating system, with practical shelving space for towels and linens.

The generous principal bedroom has been enhanced with additional fitted wardrobes as well as the existing integrated double wardrobe, maximising storage while maintaining a clean and streamlined feel. The modern en-suite shower room is finished to a high standard and features a spacious walk-in shower, WC, wash hand basin and heated towel rail.

Other Information

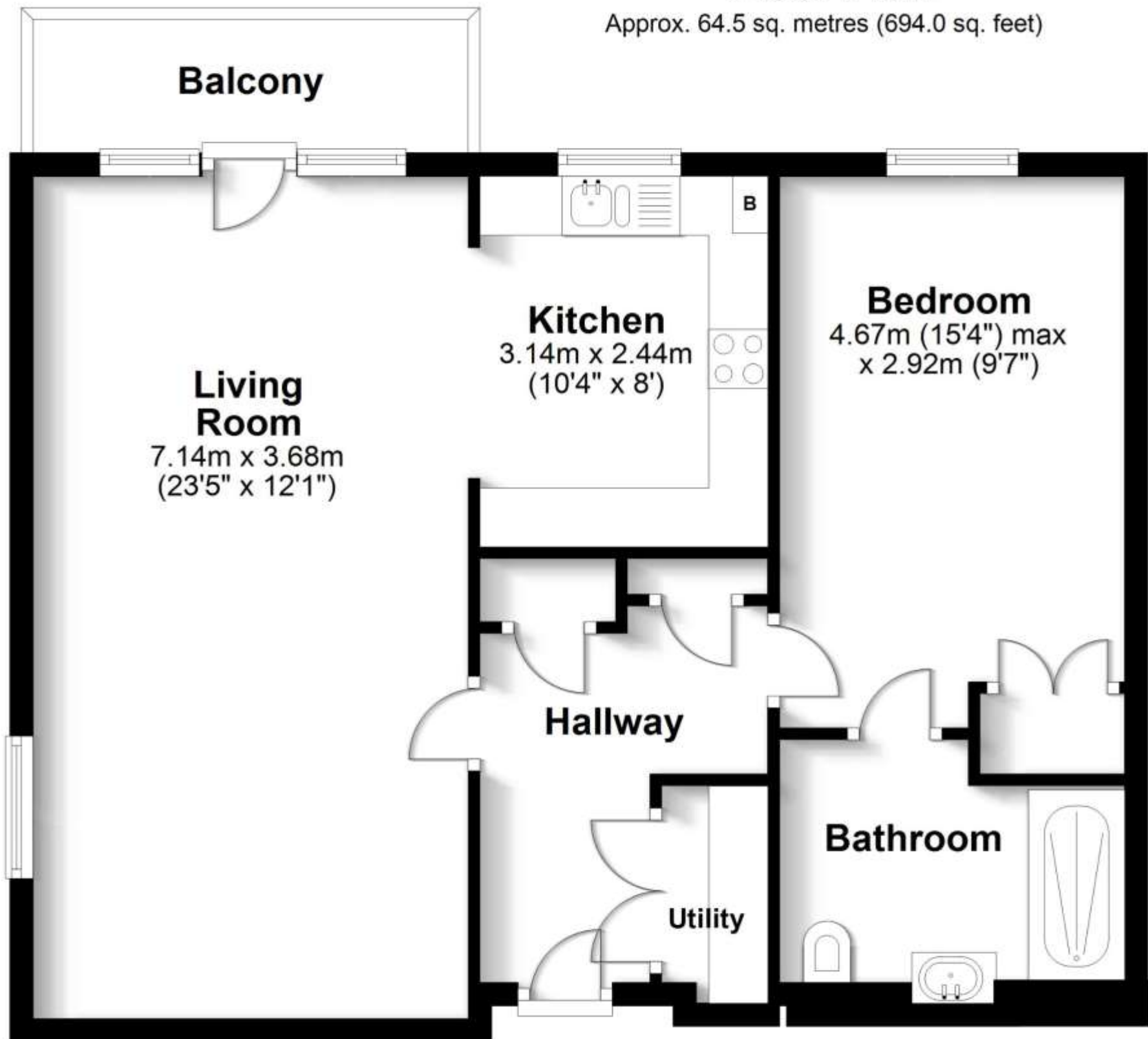
This is a leasehold property for the over 55’s. The 125 year lease commenced 01/12/2018, there is no ground rent payable. The monthly service charge, payable to Anchor Hanover Group, from 01/04/26 is £530.15. Upon resale there is an admin fee payable of £660 and a contribution of 3% of the sale price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

Directions

<https://what3words.com/reissued.overhead.laminate>

Floor Plan

Approx. 64.5 sq. metres (694.0 sq. feet)



Total area: approx. 64.5 sq. metres (694.0 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast