



6 Meon Gardens, Swanmore - SO32 2TN

In Excess of £100,000

WHITE & GUARD

6 Meon Gardens

Swanmore, Southampton

INTRODUCTION

6 Meon Gardens – a charming one-bedroom ground floor retirement apartment offering comfort, convenience, and independence in equal measure. With its own private entrance and a thoughtfully designed layout, this delightful home presents an exciting opportunity to create a space tailored to your personal taste. Offered with no forward chain, it's ready and waiting for its next chapter.

LOCATION

Nestled in the heart of Swanmore, this property enjoys a peaceful village setting while remaining wonderfully connected. Known for its friendly community atmosphere, Swanmore offers a selection of local shops, essential amenities, and scenic surroundings perfect for leisurely strolls. For those seeking a relaxed pace of life without feeling isolated, this location strikes the perfect balance, ideal for enjoying retirement to the fullest.

- WINCHESTER COUNCIL BAND A
- EPC RATING C
- LEASEHOLD
- ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- NO FORWARD CHAIN
- OPEN PLAN KITCHEN LOUNGE
- GOOD SIZE BEDROOM
- SHOWER ROOM
- COMMUNAL GARDENS





INSIDE

Step through your own private entrance into a welcoming home full of potential. The open-plan lounge and kitchen area creates a sociable and airy living space, perfect for both relaxing and entertaining. The generously sized bedroom provides a peaceful retreat, while the shower room is conveniently designed for ease and accessibility. With scope for light modernisation, this apartment is a fantastic opportunity to add your own style and truly make it your own.

OUTSIDE

The property benefits from well-maintained communal gardens, perfect for enjoying a breath of fresh air or catching up with neighbors. Parking is available on a first come, first served basis, adding everyday convenience. The private entrance enhances both independence and privacy, making this home feel all the more special. S

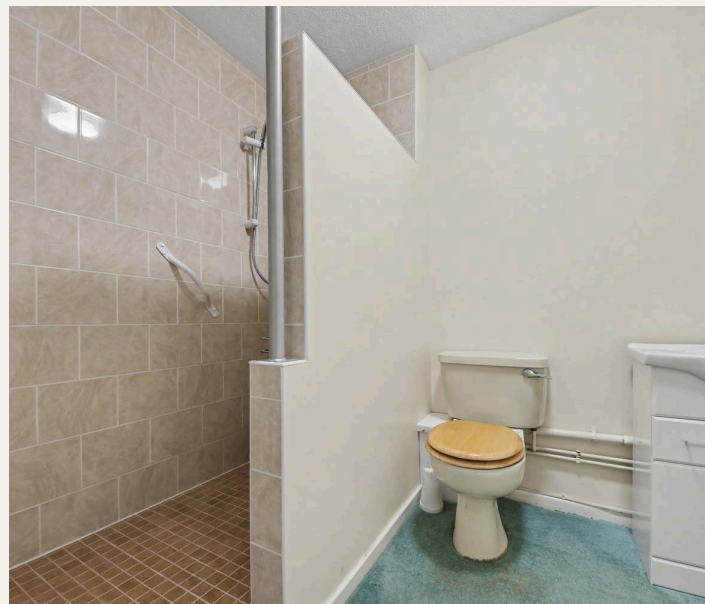
ERVICES: Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Lease Length 99 years from 1985 - 58 years left

Ground Rent £325 per year

Service charge £804.15 / paid half yearly



T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

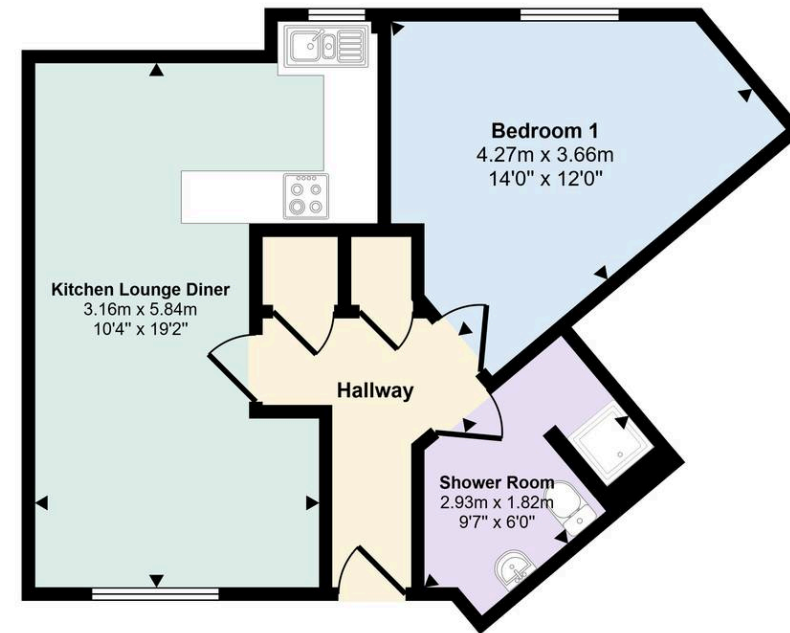
Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Approx Gross Internal Area
42 sq m / 448 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

rightmove  OnTheMarket  Zoopla 

