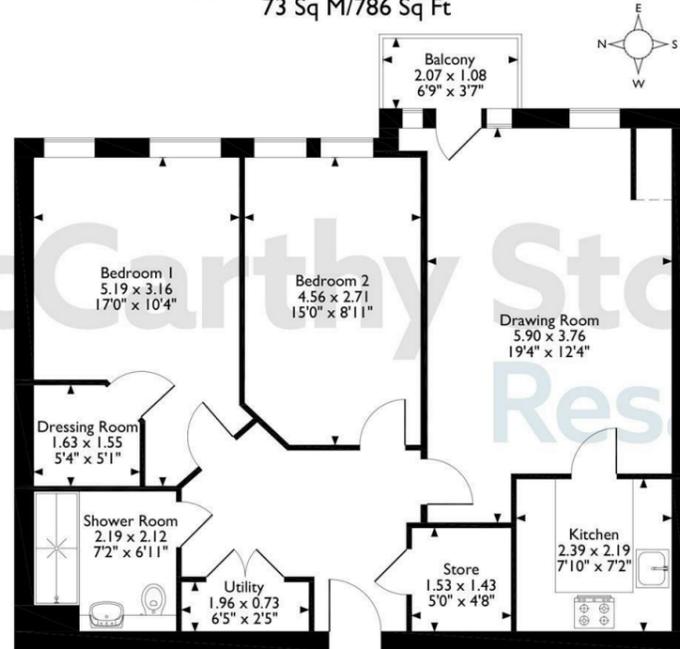
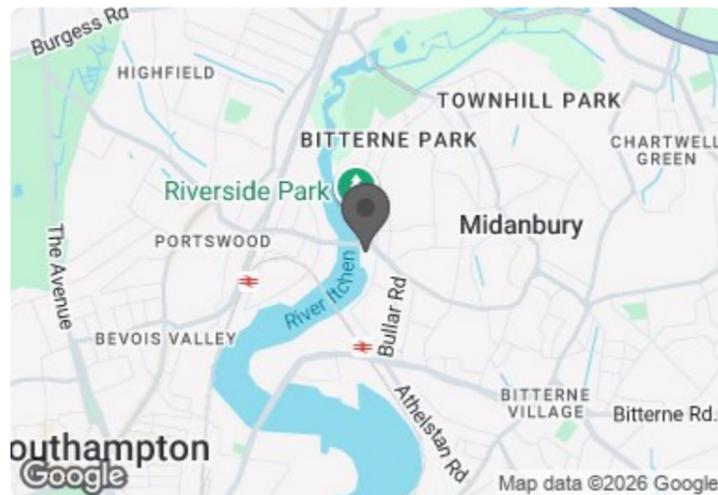


The Boathouse, Flat 49, 100, Riverdene Place, Southampton  
 Approximate Gross Internal Area  
 73 Sq M/786 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 that 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 49 The Boathouse

Riverdene Place, Southampton, SO18 1ER

PRICE REDUCED



PRICE REDUCTION

Asking price £285,000 Leasehold

**\*\*UNEXPECTEDLY REAVAILABLE\*\*** - A TOP FLOOR Retirement living apartment within our ever popular WATERSIDE development The Boathouse. Benefitting from TWO BEDROOMS and a WALKOUT BALCONY over looking the town it's just a stones throw from local amenities. This apartment needs to be viewed to be truly appreciated!

Call us on 0345 556 4104 to find out more.

# The Boathouse Riverdene Place, Bitterne

2 Bed | £285,000

PRICE  
REDUCED

## SUMMARY

The Boathouse is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the over 55's.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs for the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply). The Boathouse is a stunning waterfront development with landscaped gardens and terraces overlooking the River Itchen, opposite Riverside Park, and close to Bitterne Park Triangle shops offering a variety of cafes and restaurants, a Spar shop, a Bakers and Tesco Express perfect for local shopping. Less than a five minute drive or bus ride is Portswood high street offering a wide variety of amenities including clothes shops, boutique cafes and local produce. A short bus ride away is Southampton City centre.

\*\*\*Viewing of this superb property is highly recommended\*\*\*

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall

- the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/airing/utility cupboard with BOSCH washer drier, boiler and Vent Axia system, shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. There is also a further store cupboard with useful shelving. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM WITH BALCONY

Spacious lounge benefitting from large windows that have a beautiful outlook over the town. TV and double telephone points and BT Fibre connection. Two ceiling lights. Fitted carpets, raised electric power sockets.

## KITCHEN

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

## MASTER BEDROOM

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

## SECOND BEDROOM

This bright and spacious room could even be used as a study or a hobby room. Benefitting with large double glazed windows and fitted carpets.

## SHOWER ROOM

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

## SERVICE CHARGE (BREAKDOWN)

Service Charge £4,272.92 per annum, year ending 30/06/2026, to include:

- 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

Service charge £4,272.92 until 30/06/2026, the service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

999 Year Lease from January 2018

Ground Rent: £495 per annum

Ground Rent review date: January 2033

## CAR PARKING

Car Parking (Permit Scheme) 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.

## Additional Information & Services

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

\*Blinds to be included in sale of property\*

