



20 Meadow Court, Hamilton Road, Sarisbury Green, SO31 7PU

Offers In Excess Of £375,000



Hamilton Road |
Sarisbury Green | SO31 7PU
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W&W are delighted to offer for sale this extremely well presented '2017' built two bedroom ground floor retirement apartment. The property enjoys two bedrooms, 23'5ft open plan lounge/dining room, modern kitchen, large utility cupboard, modern main bathroom & modern en-suite wet room to the main bedroom. The apartment also enjoys it's own covered patio area overlooking communal gardens & a variety of on-site facilities close at hand.

Meadow Court is managed by the Anchor Hanover Group and provides independent living for people aged 55+ near the charming village of Sarisbury Green. The complex enjoys a peaceful setting and is situated in an area that offers a wealth of natural beauty, with pleasant walks to be enjoyed along the River Hamble and around Holly Hill Woodland Park and Manor Farm Country Park. Locks Heath Shopping Centre is only a short distance away with amenities including Waitrose, Costa Café, a local bakery and much more.





Extremely well presented '2017' built two bedroom ground floor retirement apartment

No chain ahead

Entrance hall benefitting from three built in storage cupboards with one being a large utility cupboard with space/plumbing for washing machine

23'ft open plan lounge/dining room with door opening out onto the patio area

Southerly facing private patio with views overlooking the communal gardens

Modern kitchen enjoying attractive worktops & cabinets

Integrated appliances include oven, induction hob, fridge/freezer, microwave & dishwasher

Main bedroom benefitting from built in wardrobes & en-suite

En-suite wet room comprising three piece white suite with feature walk in shower & attractive anti slip porcelain tiled flooring

Guest bedroom with window overlooking communal gardens

Modern main bathroom comprising three piece white suite & attractive anti slip porcelain tiled flooring

Feature underfloor heating throughout the apartment

Anchor on Call emergency care provides emergency support, 24 hours a day, 7 days a week

Residents are also able to enjoy a range of on-site facilities, which include a café, large communal lounge (which plays host to regular events, which all residents are welcome to take part in), a large, secure courtyard garden and residents' allotment. There is also a guest suite available

119 Years remaining on the lease

Service charge approx. £6026 PA

On-street parking available (Subject to a yearly fee)

ADDITIONAL INFORMATION

The property is of a traditional brick build and is connected to mains drainage, water & electricity. The property benefits from electric underfloor heating.

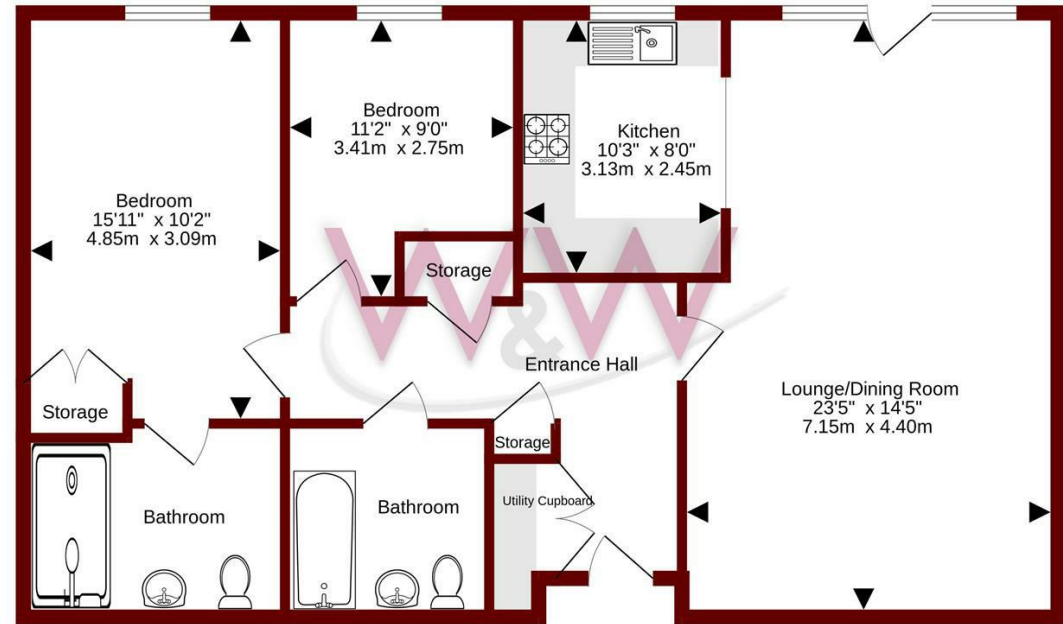
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 6/2025

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

Council Tax Band - D - £1547.55 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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