











£375,000
Leasehold

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



Quick View

	2 Bedrooms		None
	1 Living Room		2 Bathrooms
	Ground Floor Retirement Flat		EPC Rating B
	Parking Permits Subject to Availability		Council Tax Band D

Reasons to View

- Specifically for the over 55's, Meadow Court is an independent living development with onsite support manager and access to the Anchor on Call emergency call service.
- With an open-plan living and dining space, you can comfortably entertain friends and family, or simply relax in your own spacious environment.
- A sizeable apartment with wonderfully high ceilings, an en-suite with walk in shower and second bedroom for family to come and stay.
- There are beautifully landscaped gardens which you can enjoy without the hassle of maintaining them.
- Say goodbye to worries about property upkeep or unexpected bills, this is all taken care of by the Anchor management team.
- Park Gate shops and the Locks Heath Centre are both just a half mile walk away and Holly Hill Leisure Centre is less than a mile too.

Description

This beautifully presented ground floor apartment still has its new feel and is truly ready to just 'move in'. Meadow Court set the benchmark for how later living should be. This really is the place to be.

Enter through the communal entrance, or via your own personal outside door. The reception hall provides a convenient utility cupboard equipped with a washer/dryer, as well as two further storage cupboards ideal for storing your shoes, coats and even the trusty vacuum cleaner. Through to the living room, there is space for a dining room table and a door leading out to the patio area where you can sit and enjoy the afternoon sun. It's open plan to the kitchen, which is well-fitted with a range of wall and base units along with, fitted eye level oven and microwave, dishwasher, fridge, freezer and induction hob with extractor above.

The master bedroom has a fitted double wardrobe, and has an ensuite which comprises a walk in, rainfall shower with an extra handheld shower head. The second bedroom is a good single and both can share the use of the guest bathroom.

Meadow Court retirement community offers an array of lifestyle amenities – from a hair and beauty salon to a spacious guest suite and an inviting café, allowing you to enjoy your retirement surrounded by like-minded neighbours who share a similar outlook on life. We're sure that you'll love the impeccably maintained communal facilities and gardens and feel reassured by the support of Anchor's Management Team.

Other Information

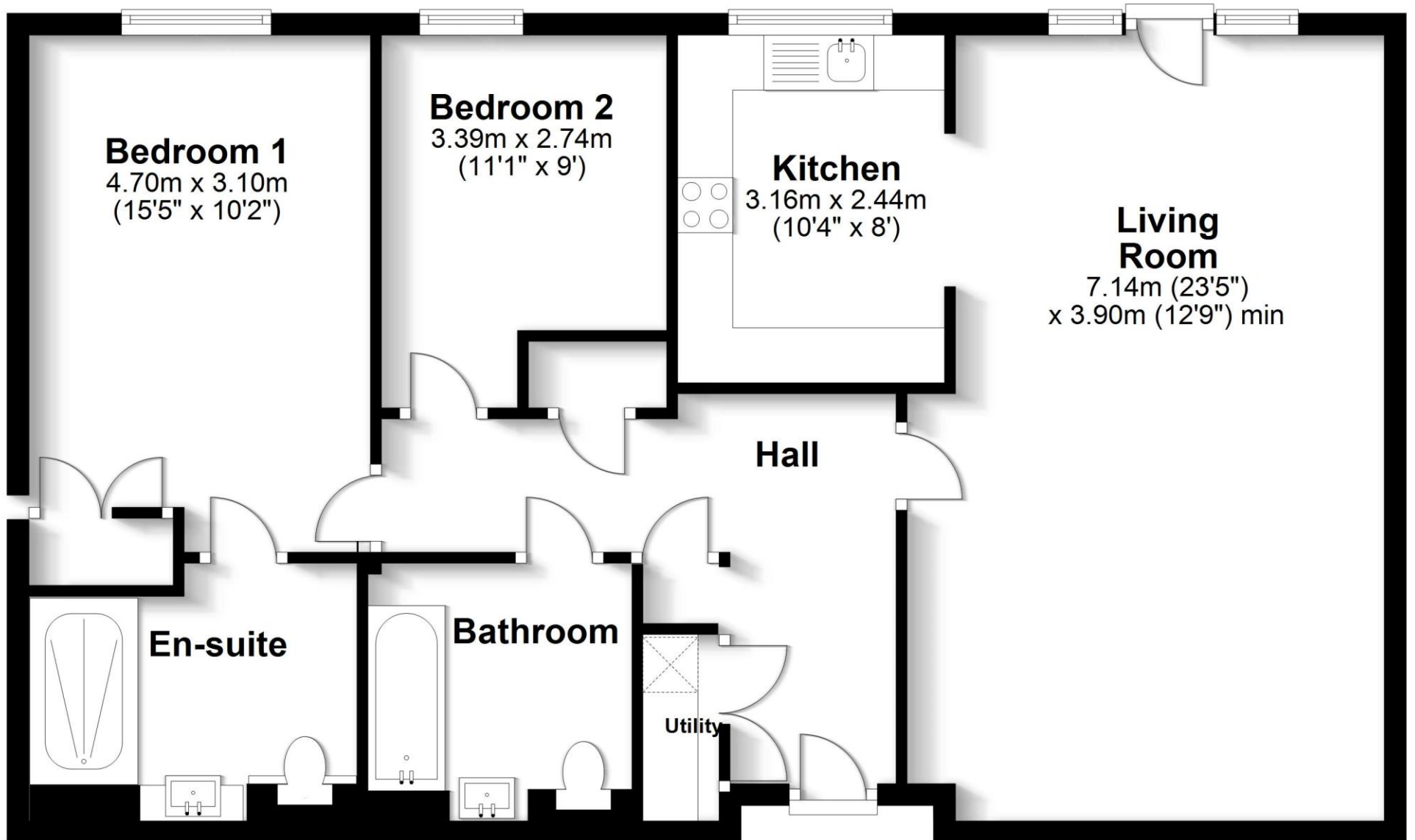
This is a leasehold property for the over 55's. The 125 year lease commenced 01/12/2018, there is no ground rent payable. The monthly service charge, payable to Anchor Hanover Group, from 01/04/26 is £530.15. Upon resale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund. This is a probate sale, at the point of listing probate had not yet been granted but will be required prior to exchange of contracts.

Directions

<https://what3words.com/passively.alongside.skipped>

Ground Floor

Approx. 87.8 sq. metres (945.0 sq. feet)



Total area: approx. 87.8 sq. metres (945.0 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



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