



£335,000
Leasehold

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



Quick View



2 Bedrooms



No Garage



1 Living Room



2 Bathrooms



Retirement Property



EPC Rating B



Permits may be purchased



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 having an en-suite with a walk-in shower and a second bedroom for family to come and stay.
- There are beautifully landscaped gardens to appreciate from your balcony, 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

Don't be deceived. This spacious first floor apartment is just awaiting its new owner to carry out a light freshen up and bring the newness back. Having been constructed in 2018, the development still has that modern and clean freshness and this spacious apartment will need its new owner to do nothing more than break out a paint brush.

Entering through the communal entrance, 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 Eastward-facing balcony breathing in the morning sunshine. An open-plan walkway through into the well-equipped kitchen, fitted with a range of wall and base units along with a fitted eye-level oven and microwave, dishwasher, fridge, freezer and induction hob with extractor above.

The primary 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.

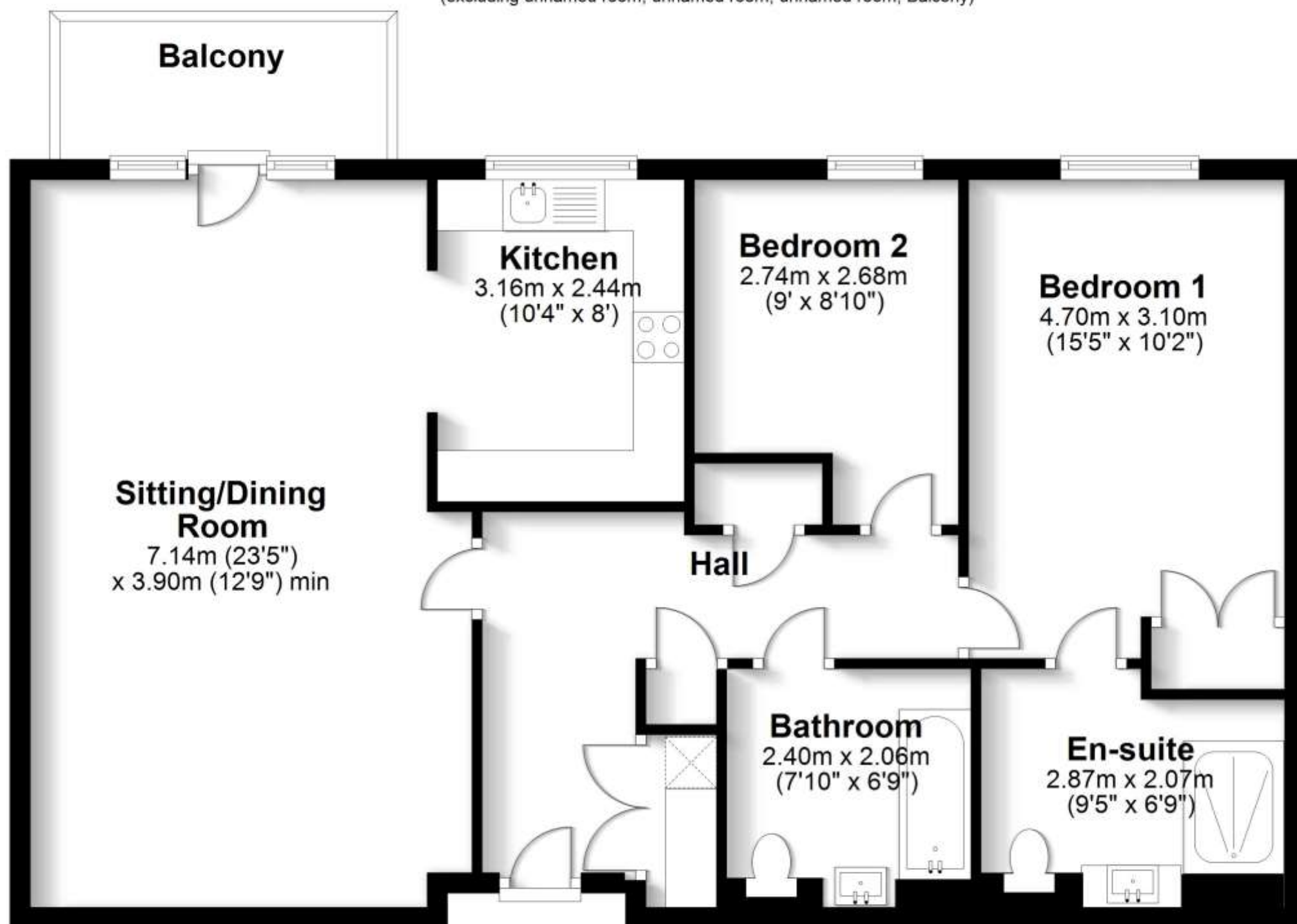
Other Information

This is a leasehold property for people 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 per month. Upon resale, there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund. Please note that permit parking is only available subject to availability.

Directions <https://what3words.com/cheek.anyone.butterfly>

First Floor

Approx. 84.4 sq. metres (908.8 sq. feet)
(excluding unnamed room, unnamed room, unnamed room, Balcony)



Total area: approx. 84.4 sq. metres (908.8 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