



£270,000
Leasehold

Flat 58 Meadow Court, 15 Hamilton Road
Sarisbury Green, Southampton, Hampshire SO31 7PU



Quick View



1 Bedroom



No Garage



1 Living Room



1 Bathroom



Retirement Property



EPC Rating B



No Parking



Council Tax Band C

Reasons to View

- This is a super social environment to be a part of with events organised throughout the week, with knit and natter, film club, gardening club and a quiz night - to name a few.
- With a guest suite available (charge applies) you can invite friends to stay and use the overnight facilities.
- Subletting is an option here! With authorisation and a small admin fee, leaseholders are permitted to sublet their property (T&C apply)
- Enjoy a lunch cooked for you and take advantage of the onsite coffee shop and lounge, if you want to take the stress of cooking away.
- As well as the apartment having plenty of storage, there is also an internal facility for the less mobile to store a mobility scooter (charges apply)
- The location here is great, with Locks Heath Shopping Centre being just over a mile walk away with Waitrose, the library, a chemist and much more.

Description

On entry to the apartment, you will notice straight away the quality that oozes throughout. Carpeted right through with skimmed ceilings, the neutral decor gives a light, fresh, modern feel. The spacious entrance hallway hosts three storage cupboards, and there is more space for a coat stand to pop your hat. In the hall a double cupboard hides a utility area with space for a washing machine, and there's additional white gloss cupboards for everyday needs.

The spacious open plan sitting/dining room opens into the kitchen and has a double-glazed door to the balcony, where you can sit and enjoy watching the resident fox cubs play whilst enjoying your morning cuppa. Being on the top floor, you enjoy the freedom to let the fresh air in without the worry of security. The apartment also enjoys under floor heating throughout with a thermostat to control your own comfort.

The kitchen has been carefully planned and has an abundance of white gloss units with under unit lighting and wood effect work top. The kitchen also houses the Baxi Boiler and has integrated oven, microwave, electric hob and extractor; there's a large fridge and freezer too.

The bedroom is a light and airy spot to retreat to with a large window overlooking the gardens, a double wardrobe is built in, and a door leads to the ensuite.

The ensuite wet room is an elegant space which is neutrally tiled, with non-slip tiled floor and a walk-in shower for ease. A heated towel rail will keep your towels cosy. The apartment has emergency pull cords and a security entrance system for complete peace of mind.

Other Information

This is a leasehold property for the over 55's only. The 125 year lease commenced 1 December 2018. The service charge is currently £455.71 per month. Upon sale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

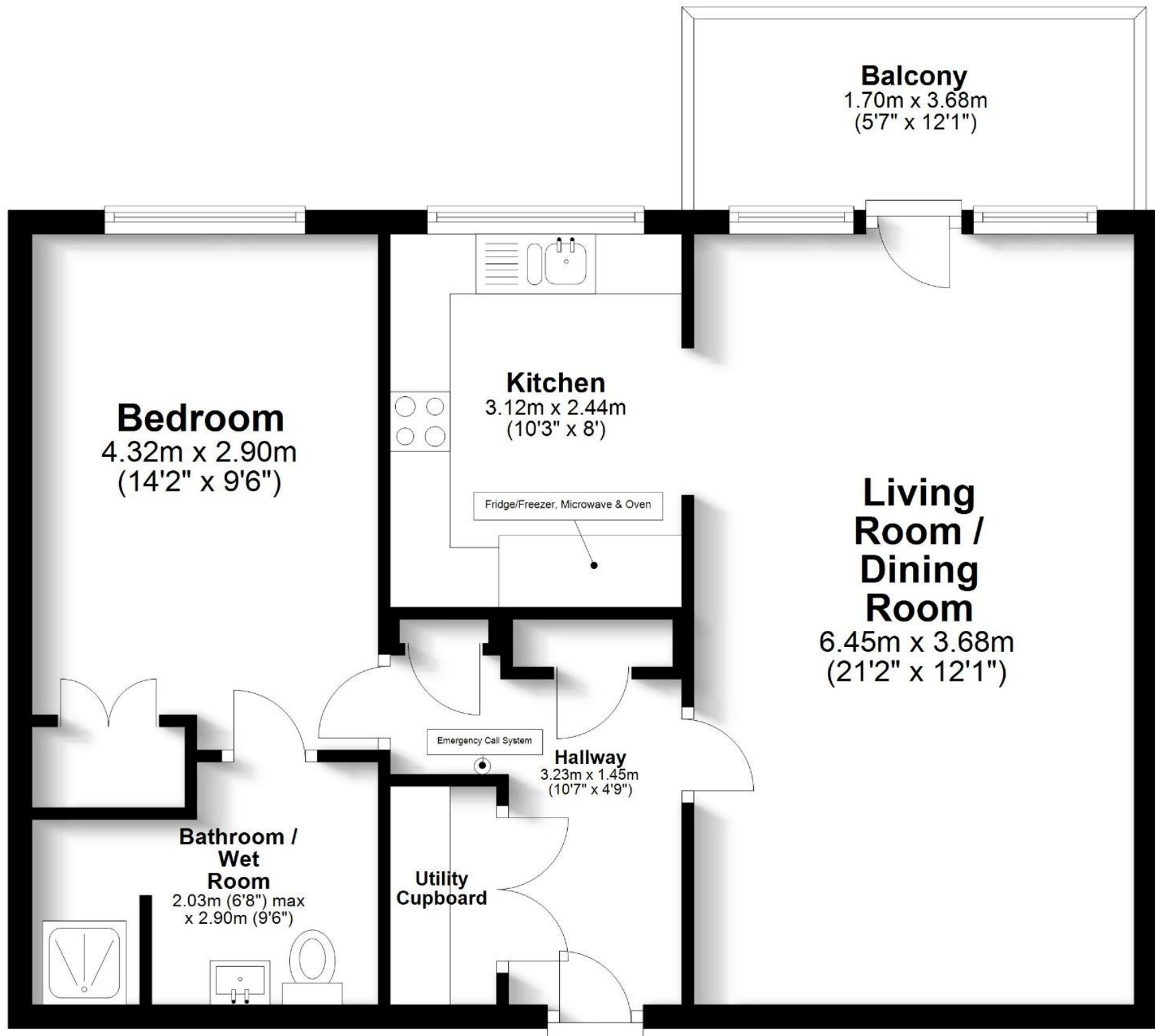
Directions

[broadcast.topic.cashew](#)

Meadow Court, Sarisbury Green

Ground Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)



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