



£375,000

Leasehold

**47 Meadow Court, 15 Hamilton Road
Sarisbury Green, Southampton, Hampshire SO31 7PU**



Quick View

| | | | |
|---|--|---|--------------------|
|  | 2 Bedrooms |  | No |
|  | 1 Living Room |  | 2 Bathrooms |
|  | Retirement Property |  | EPC Rating B |
|  | Permit Parking Subject to Availability |  | Council Tax Band D |

Reasons to View

- Located on the second floor with lift access, this apartment is one of the largest currently available at Meadow Court, giving you space to spread out and enjoy.
- The living room stretches over 7 metres in length, with plenty of space for both seating and dining areas, and opens onto the modern fitted kitchen with fully integrated appliances.
- A west-facing square balcony catches the afternoon sun — perfect for sitting out with a book or glass of wine and enjoying the fresh air.
- You'll also find a full bathroom with bath for when you want to relax and soak, and a useful utility cupboard in the hallway housing the washing machine.
- The main bedroom has a built-in wardrobe and en-suite with a step-free shower, while the second bedroom makes an ideal guest room, study, or hobby space.
- Part of Meadow Court's welcoming over-55s community, you'll enjoy access to the residents' lounge, café, landscaped gardens and a lively social calendar if you choose to take part.

Description

Take the lift, or stairs if you're feeling energetic, to the second floor and step into the L-shaped hallway, with two built-in storage cupboards and a double utility cupboard that neatly houses the washing machine.

The living room is a superb size, over 7 metres in length, with room for both lounge and dining furniture. Glazed doors open to the west-facing balcony, where you can enjoy afternoon sunshine.

The open-plan kitchen is fitted with sleek units and comes complete with fully integrated appliances including oven, hob, fridge/freezer and dishwasher, providing everything you need with a neat, modern finish.

The main bedroom has a fitted wardrobe and its own en-suite shower room with step-free access, while the second bedroom is a versatile double, perfect for guests, a study or a craft room. The bathroom offers the luxury of a bath for more leisurely moments.

The 24 /7 Anchor call system provides complete peace of mind, should you ever need to use it, knowing someone is always on hand.

Meadow Court is set in the heart of Sarisbury Green and offers a fantastic lifestyle for the over 55s. There's a friendly residents' lounge, café and beautifully landscaped gardens, along with a full programme of activities for those who wish to join in. Everyday essentials are close at hand, with Locks Heath Shopping Centre and Waitrose just half a mile away. Local doctors and Fareham Community Hospital are nearby in Brook Lane, giving you complete peace of mind.

Please note that planning permission has been granted for two detached houses on the land to the side of Meadow Court.

Other Information

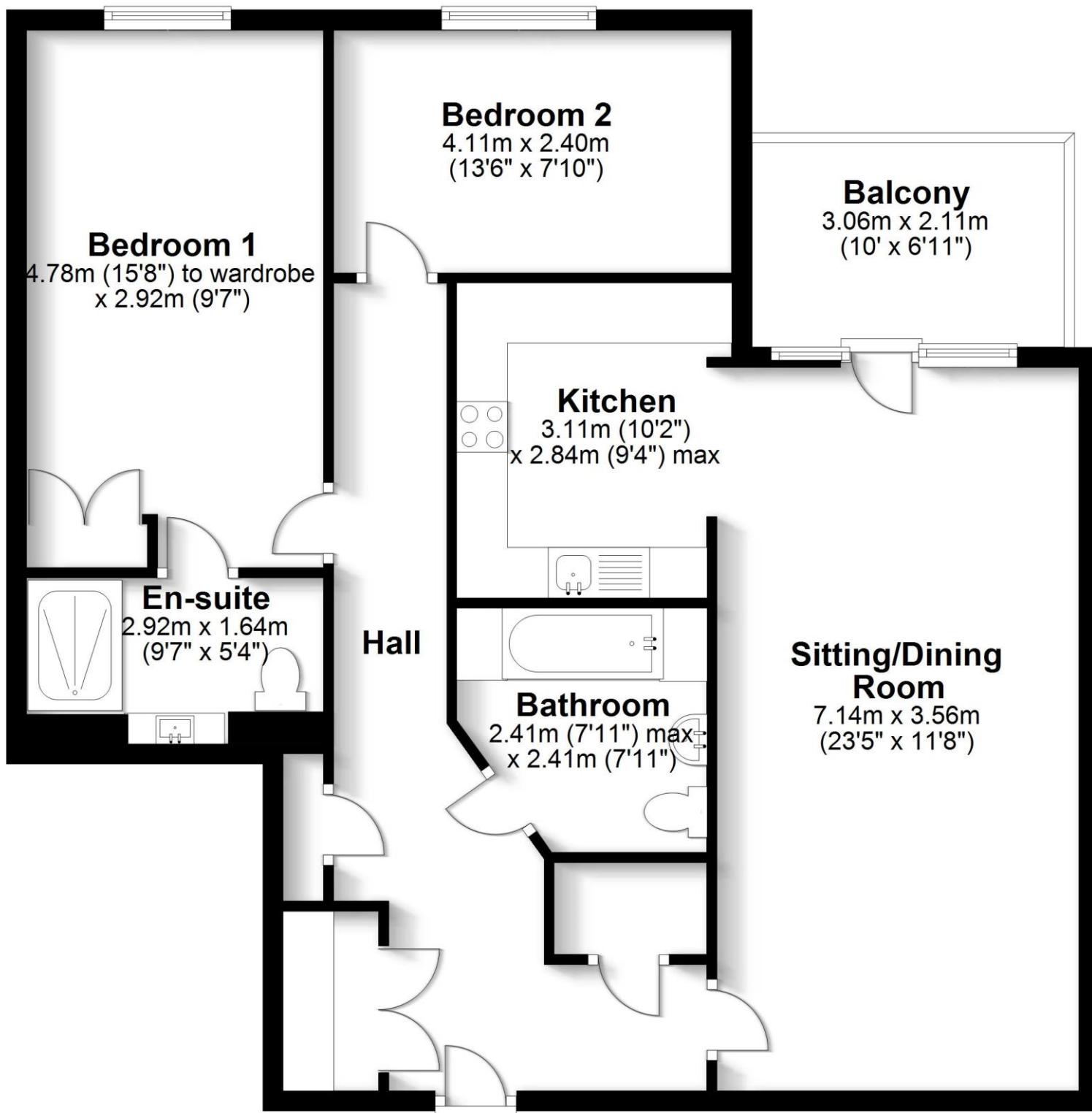
This is a leasehold property for the over 55's only. The 125 year lease commenced 1 December 2018. The service charge is £502.20 per month from April 1st 2025. Upon sale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

Directions

<https://what3words.com/armrests.excuse.reject>

Second Floor Apartment

Approx. 84.0 sq. metres (903.9 sq. feet)



Total area: approx. 84.0 sq. metres (903.9 sq. feet)

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