



**£250,000**  
Leasehold

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



## Quick View

	1 Bedroom		None
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating B
	None		Council Tax Band C

## Reasons to View

- Sleek white gloss kitchen with a high specification, fully fitted units with integrated appliances.
- Enjoying a corner position the living room here is dual aspect with a large south/west facing balcony overlooking woodland.
- With an open plan living and dining space, you can comfortably entertain friends and family, or simply relax in your own spacious environment.
- The sizeable bedroom has an en-suite, walk in shower and ample fitted wardrobe space.
- There are beautifully landscaped gardens which you can enjoy without the hassle of maintaining them.
- Specifically for the over 55's Meadow Court is an independent living development and has its own dedicated care and support team based on-site if your needs require.

## Description

Meadow Court is a place where you can make the most of life, surrounded by luxury and safe in the knowledge that your beautiful new home will always be maintained to the highest possible standards, with all the support you could ever need waiting on your doorstep.

With an onsite hair salon, you don't have to go far to enjoy an afternoon of pampering. There is also a café serving delicious meals so if you don't feel like cooking you can see what's on the daily menu.

This first floor apartment embraces plenty of natural light and benefits from a dual aspect living room and large balcony with views into the adjacent woodland.

It's open plan to the kitchen which has fully integrated appliances including oven, microwave, hob, fridge, freezer and a even a dishwasher. There is also a useful separate utility area located in the hallway with storage and washing machine.

The generous bedroom has built in wardrobes and a spacious fully tiled ensuite with walk in shower.

Pets are part of the family, and we know you'd never be able to leave them behind when moving. So, if that's holding you back from your new luxury independent living apartment, worry not for household animals are welcome!

## Other Information

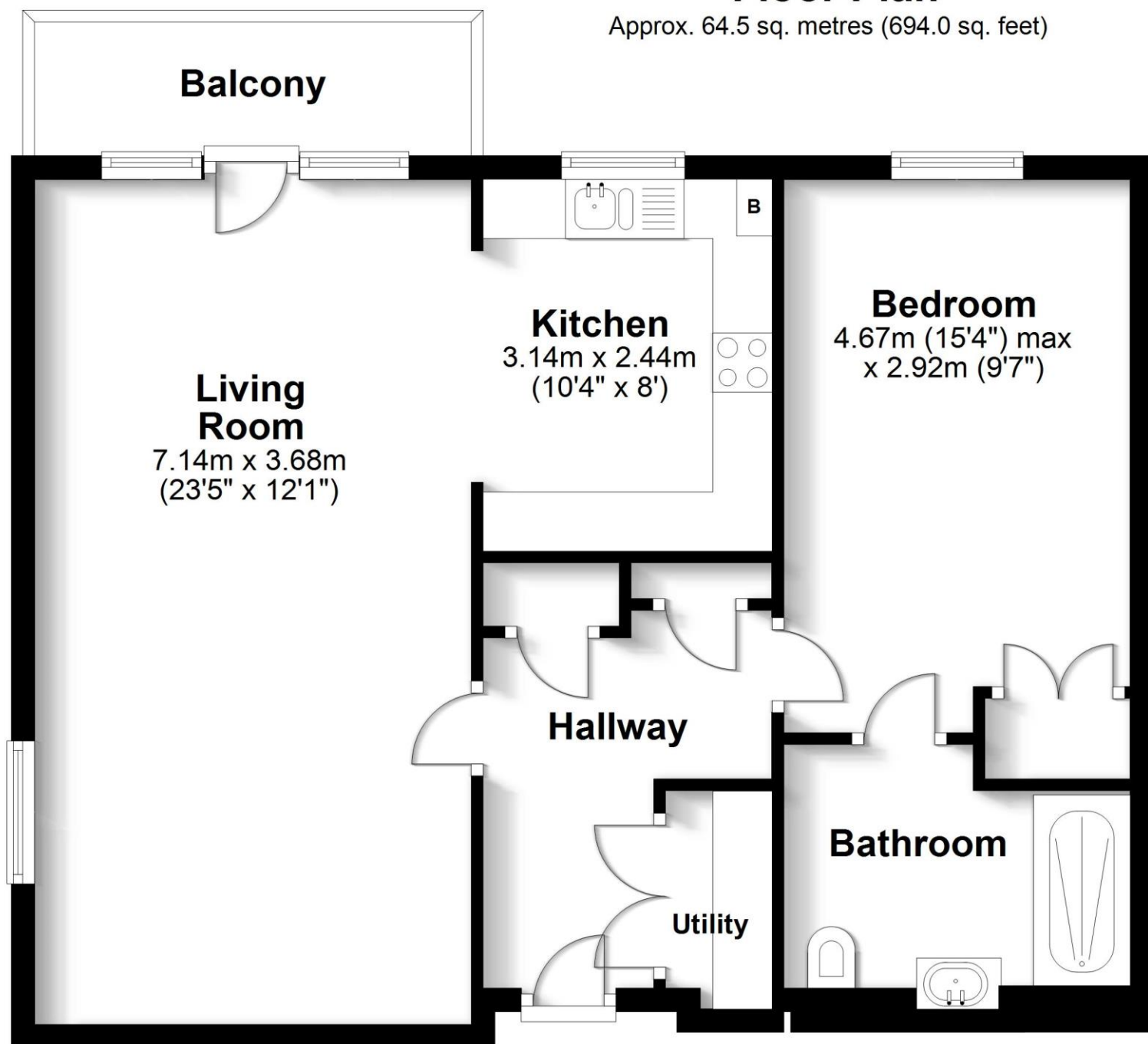
This is a leasehold property for the over 55's only. The 125 year lease commenced 1 December 2018. The service charge is currently £455.71 per month. Upon sale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

## Directions

<https://what3words.com/swooning.burden.blushes>

## Floor Plan

Approx. 64.5 sq. metres (694.0 sq. feet)



Total area: approx. 64.5 sq. metres (694.0 sq. feet)

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