



**£369,985**  
Leasehold

**23 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 may be available



Council Tax Band D

## Reasons to View

- With an open plan living and dining space, you can comfortably entertain friends and family, or simply relax in your own spacious environment.
- There are beautifully landscaped gardens which you can enjoy without the trouble of maintaining them, or join the gardening club if you do.
- The large utility cupboard houses the washer/dryer so you can hide away the washing and ironing when visitors arrive.
- Say goodbye to worries about property upkeep, external maintenance, 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.
- We appreciate that downsizing can be daunting but hope that you will find Meadow Court a very friendly place to move to.

## 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 spacious living room and large balcony. Situated on the west side of the block there is an open outlook from the balcony.

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

There are two generous bedrooms, one has built in wardrobes and a spacious fully tiled ensuite with walk in shower. The second bedroom then has solo use of the main bathroom.

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!

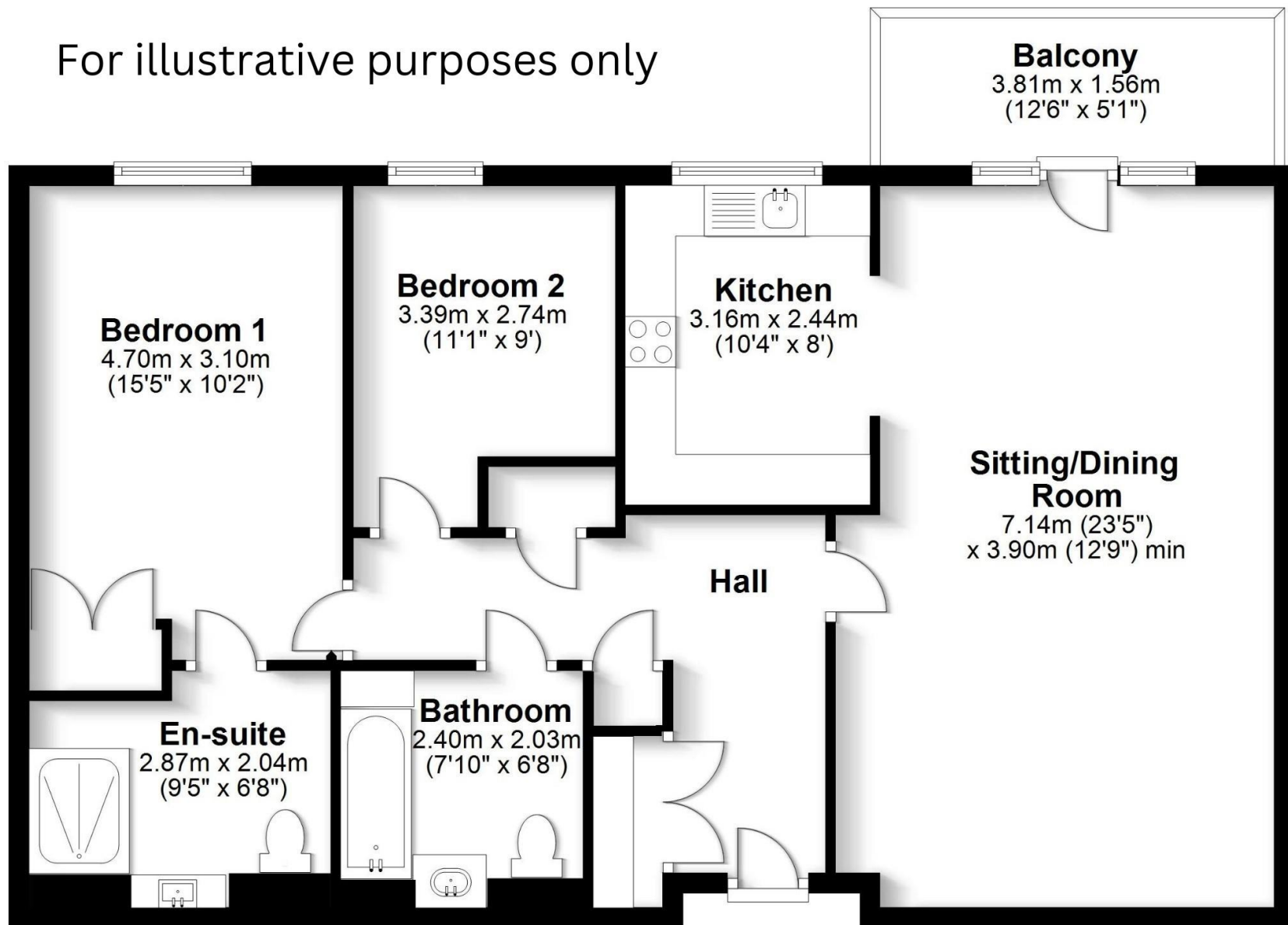
## Other Information

The 125 Year lease commenced 1/12/2018. The service charge is currently £455.71 per month. Upon sale, there is an admin fee payable of £660 + 3% of the sale price towards the sinking fund.

## Directions

<https://what3words.com/puffed.confident.inspector>

For illustrative purposes only



Total area: approx. 84.5 sq. metres (909.3 sq. feet)

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