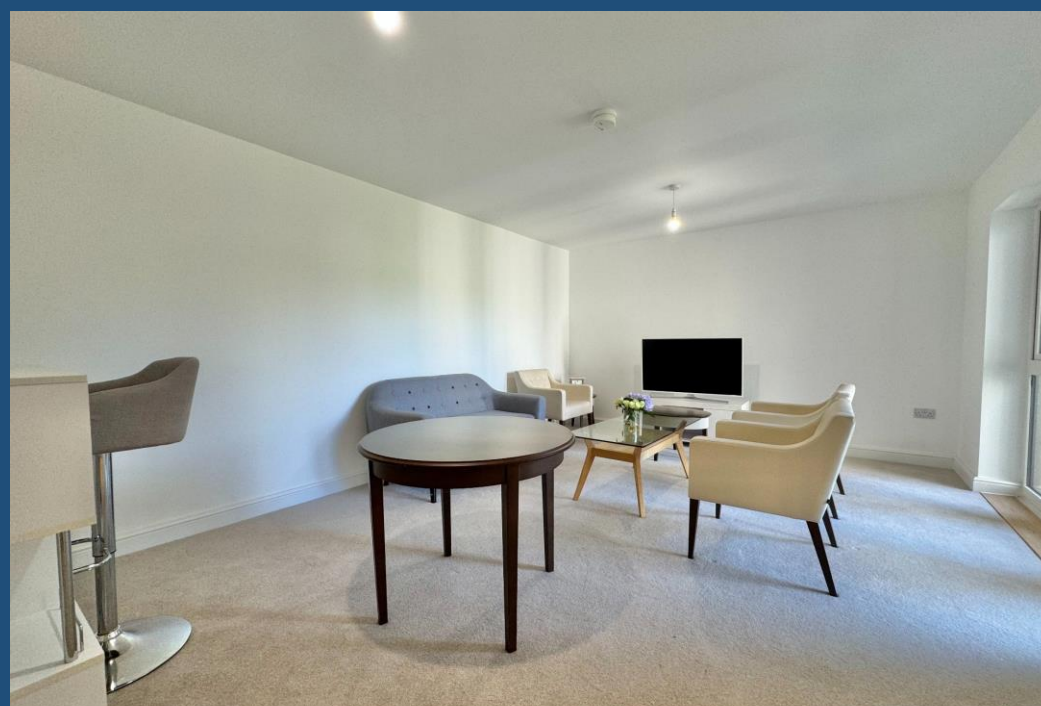




**£349,985**  
Leasehold

**29 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



Permits may be purchased



Council Tax Band D

## Reasons to View

- Pop in for a look at 'The Poppy', this brand new first floor apartment enjoys a corner position with balcony overlooking the courtyard.
- Say goodbye to worries about property upkeep, external maintenance, or unexpected bills, this is all taken care of by the Anchor management team.
- The Locks Heath Centre, and Park Gate shops are both just a half mile walk away and Holly Hill Leisure Centre is less than a mile too.
- With neutral decor throughout and fitted flooring this apartment is ready for you to move straight into.
- Two bedrooms and two bathrooms will give you flexibility for when friends or family come to stay.
- Rest easy knowing that an experienced estate manager and the Anchorcall emergency system are there for you 24/7.

## Description

Enjoying a corner position on the first floor overlooking the rear courtyard this two bedroom 'Poppy' style apartment is ready to move straight into.

In the hallway is a built in storage cupboard and a utility cupboard housing the washing machine. A door leads into the living room with access on to the balcony and space for dining and a lounge suite. It's open plan to the kitchen which is well-fitted with integrated appliances including a fridge, freezer, oven, hob and dishwasher.

There is a built in double wardrobe to the larger bedroom with spacious walk in shower room, bedroom two is across the hall from the bathroom, perfect for when guests stay over.

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 with 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 available support, ensuring your changing needs are met in the future.

## 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/melon.date.extent>

# THE POPPY

2 Bedroom Apartment

935ft<sup>2</sup> (87m<sup>2</sup>)



All layouts are for illustrative purposes only.  
Balconies/patios not shown.

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](http://www.robinsonreade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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