



**£264,500**  
Leasehold

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





Quick View

|                                                                                  |                                 |                                                                                     |                    |
|----------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------|--------------------|
|  | 1 Bedroom                       |  | No                 |
|  | 1 Living Room                   |  | 1 Bathroom         |
|  | Apartment                       |  | EPC Rating B       |
|  | Parking Permit may be available |  | Council Tax Band C |

Reasons to View

- 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.
- There's plenty of space for entertaining family and friends in this large open plan living room.
- Storage shouldn't be a concern here - there are two storage cupboards in the hallway and a large utility cupboard.
- You can bring your furry friend along with you, Meadow Court is a pet friendly development
- The stylish white shower room boasts anti slip porcelain flooring, heated towel rail and underfloor heating for luxury and comfort.

Description

This apartment enjoys views over the gardens and woodland beyond to the rear of the development with the east facing balcony providing the perfect spot to enjoy your morning coffee or watch the local fox family frolicking in the gardens below. The property has recently been decorated with warm tones giving a homely feel throughout.

Having entered via the main reception take the lift or stairs to the first floor, the entrance hall of the apartment has two built in storage cupboards as well as the utility cupboard which hosts the washing machine which is included in the sale. The living room is open plan with the kitchen making for a sociable space with plenty of room for a dining table as well as the lounge suite. There is underfloor heating throughout flat, with the kitchen area having practical vinyl flooring. The white gloss units host built in and integrated appliances including; fridge, freezer, dishwasher, microwave, oven and induction hob.

The large double bedroom has a full length window giving a lovely view over the rear gardens, and a deep built in double wardrobe for storage. Off the bedroom you'll find the spacious bathroom with stylish tiling and a walk in shower.

Meadow Court is a luxury Retirement Development for the over 55's, there is a friendly community spirit, the café and residents' lounge giving areas for socialising should you wish to partake. There is a guest suite to hire for visiting relatives, a hair salon and treatment rooms available too. Externally the landscaped gardens are well maintained, and if you'd like to keep your hand in you could join the residents' gardening club.

Other Information

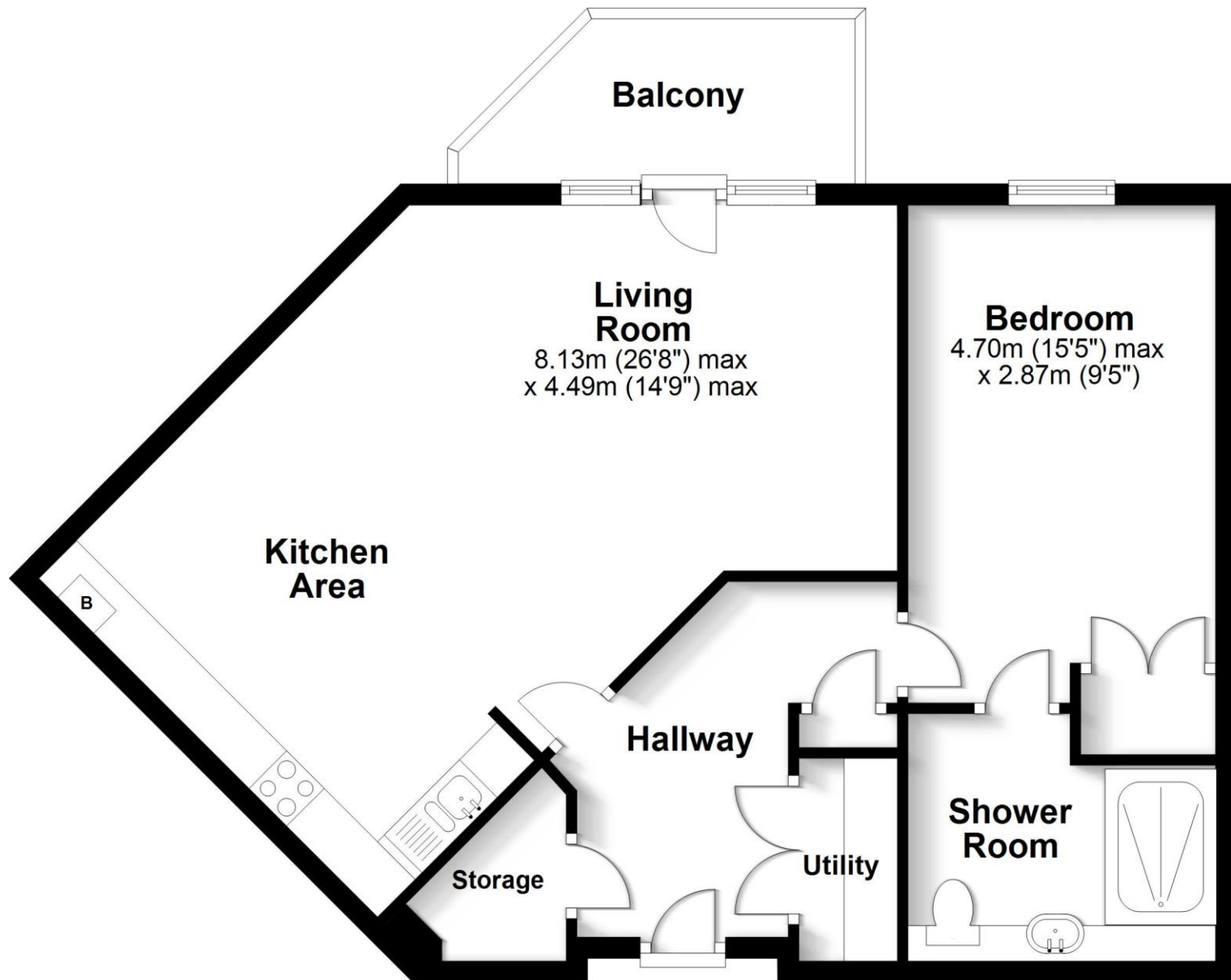
This is a leasehold property for the over 55's only. The 125 year lease commenced 1 December 2018. The service charge is currently £502.20 per month. Upon sale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

Directions

<https://what3words.com/thread.changed.dramatic>

## Floor Plan

Approx. 65.1 sq. metres (700.3 sq. feet)



Total area: approx. 65.1 sq. metres (700.3 sq. feet)

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