



**£380,000**

Leasehold

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



## Quick View



2 Bedrooms



No Garage



1 Living Room



2 Bathrooms



Ground Floor Flat



EPC Rating B



No Parking



Council Tax Band D

## Reasons to View

- A peaceful retreat with a vibrant social atmosphere, offering the perfect blend of tranquillity and lively engagement, allowing you to unwind or enjoy the fun in life, as you choose.
- If you're looking to downsize with fewer rooms to maintain without compromising on space, this apartment ticks all the boxes."
- No More worries about property upkeep, external maintenance, or cutting the grass, this is all taken care of by the management team.
- Welcoming entrance hall designed to greet your guests, featuring generous storage cupboards and a separate utility cupboard equipped with a washing machine, built-in units, and worktop.
- The locks heath Centre, and Park Gate shops are both just half a mile walk away, and Holly Hill Leisure centre is less than a mile too.
- The 24/7 Anchor call system provides complete peace of mind, should you ever have to use it, knowing someone is always on hand.

## Description

This beautiful complex built exclusively for the over 55's is a vibrant and safe environment to enjoy living with like-minded people, with an array of lifestyle amenities including a hairdressers' salon and beauty treatment room, an inviting café to enjoy a meal with friends and family and a guest suite too.

Number 11 is situated on the ground floor with direct access out onto your own patio to enjoy the grounds and woodland beyond. Stepping into the generous hallway, you will discover a built-in utility cupboard housing the washing machine, with built-in units and a worktop, and further storage cupboard for coats and shoes.

As you pass through the door into the sitting room, you'll be pleasantly surprised by the built-in media wall, complete with storage cupboards and shelving surrounding an inviting, realistic electric log-effect fire. This versatile room offers ample space for comfortable seating and a dining area, making it perfect for both relaxation and entertaining. It is open plan to the kitchen, which is well-fitted with modern wall and base units, integrated appliances including fridge freezer, oven, hob and dishwasher. The window enjoys views across the grounds to the woodland beyond.

The main bathroom is beautifully appointed and spacious, featuring a bath with a double-headed shower overhead. It includes non-slip tiled flooring, a heated towel rail, and an inset vanity mirror above the integrated wash hand basin.

A neutrally decorated master bedroom with double fitted wardrobe with split-level hanging space and shelving. A full-length picture window lends views over the grounds and woodland, and a door leading to the ensuite with walk-in shower, non-slip tiled flooring, a heated towel rail, and an inset vanity mirror above the integrated handwash basin.

The 2nd bedroom is ideal for guests or even a study or hobbies room with a full-length window and also enjoys views of the gardens.

## Other Information

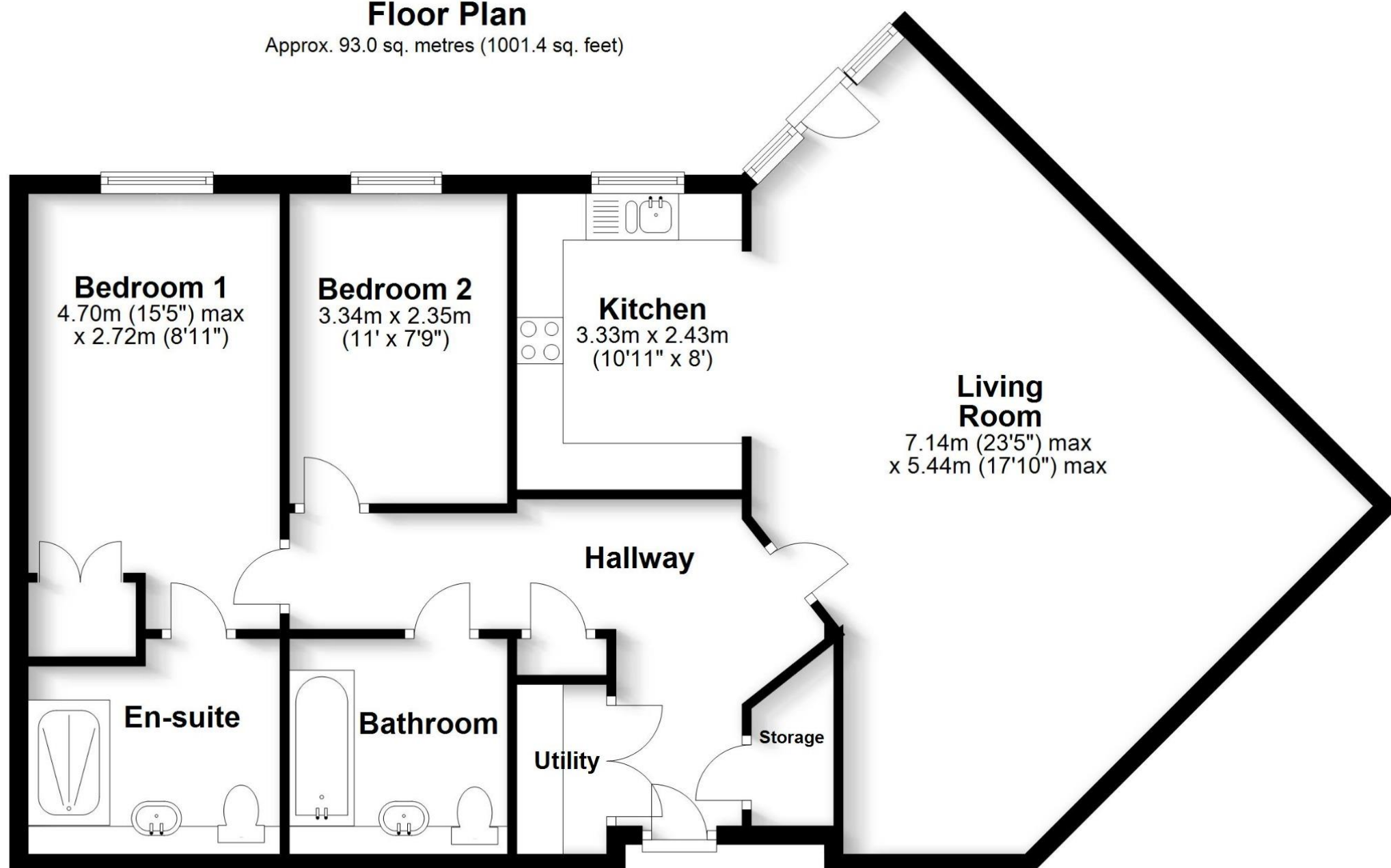
This is a leasehold property for the over 55's only. The 125 year lease commenced 1 December 2018. The service charge is currently £455.71 per month. Upon resale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

## Directions

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

## Floor Plan

Approx. 93.0 sq. metres (1001.4 sq. feet)



Total area: approx. 93.0 sq. metres (1001.4 sq. feet)

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



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast