



£369,000
Leasehold

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



Quick View



2 Bedrooms



No Garage



1 Living Room



2 Bathrooms



Retirement Property



EPC Rating B



No Parking



Council Tax Band D

Reasons to View

- With a dual aspect sitting /dining room, you can enjoy a peaceful retreat with a Sylvan backdrop and an abundance of wildlife to enjoy.
- The well-designed kitchen is fitted with sleek gloss units and boasts an induction hob, oven, microwave, fridge freezer plus a dishwasher.
- The stylish bathroom and ensuite benefits from anti slip porcelain flooring, heated towel rails and underfloor heating for luxury and comfort.
- A pet friendly establishment means you can bring your furry friends to your new home too.
- The 24/7 Anchor call system provides complete peace of mind, should you ever need to use, knowing someone is always on hand and there for you.
- Offered with vacant possession, you could be in here in no time – simply place your own furniture and enjoy a relaxed way of living.

Description

This luxury complex, built for the over 55's, is a safe environment to enjoy living with like-minded people. The complex offers the retirement community an array of lifestyle amenities which include a hairdressers, salon and beauty treatment room, as well as a guest suite which friends and family can use when visiting, plus an inviting café to enjoy a freshly cooked meal when you don't fancy cooking yourself.

Number 37 is located on the first floor and offers 976 Sq. Ft of floor space, which is bigger than many two-bedroom bungalows, including the balcony which overlooks the meadow where you can watch the resident foxes and squirrels frolicking whilst drinking your morning coffee.

Upon entry, you will find a welcoming entrance hallway which has two generous cupboards for hiding away your coats & shoes, plus the clever utility cupboard which houses the washing machine to minimise noise. Overall, the property has been beautifully maintained by the current owner and is neutrally decorated with skimmed ceilings for a sleek look and large windows throw in plenty of natural light throughout the property.

Located at the end of a block, this apartment is one of the few that have a dual aspect sitting / dining room with a large window to the side overlooking the woodland and a balcony which is perfect for letting in the fresh air in the summer months. The kitchen is directly off the dining area, providing a sociable space to cook up a storm whilst keeping your dinner guests entertained. The stylish kitchen is fully fitted with an eye-level oven and microwave and comes complete with a built-in fridge freezer, dishwasher and induction hob. The main bedroom has a fitted double wardrobe and a large ensuite shower room. The second bedroom is a perfect guest room, study or hobbies room and the main bathroom is very well-fitted with a bath and a double – headed shower above.

Other Information

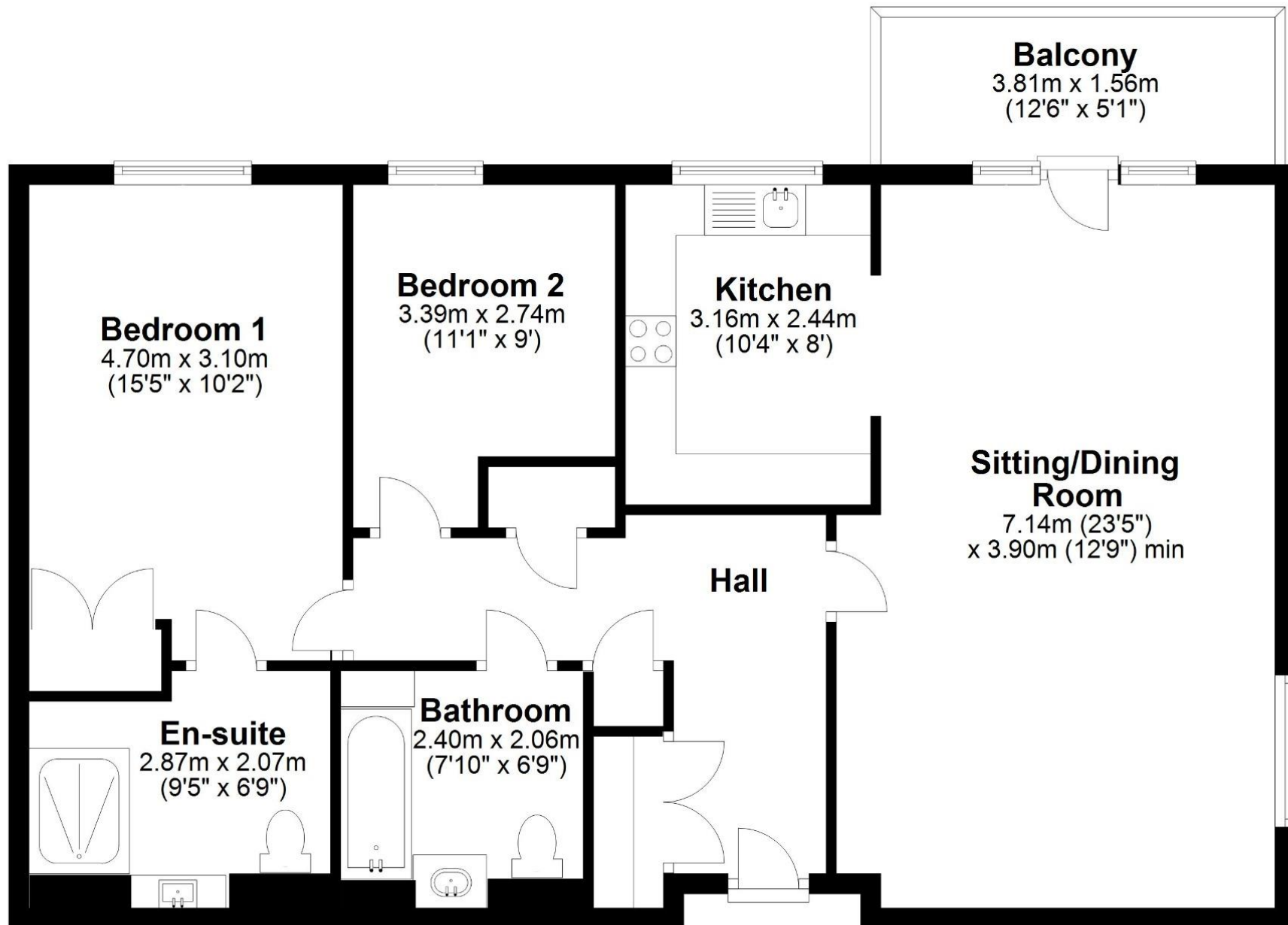
This is a leasehold property for the over 55's only. The 125 year lease commenced 1/12/2018. The service charge is currently £455.71 pcm. Upon resale, there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

Directions

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

First Floor Apartment

Approx. 84.5 sq. metres (909.3 sq. feet)



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

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