



**£260,000**

Leasehold

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



## Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Retirement Property		EPC Rating B
	No Parking		Council Tax Band C

### Reasons to View

- Enjoying a corner position, you can people watch from one window over the Community Hospital Car Park, and the wildlife from the balcony and bedroom.
- An open plan kitchen to the living and dining space where you can comfortably entertain friends and family.
- The kitchen is fitted to a high specification with fresh white gloss units and integrated appliances for a sleek look.
- The generously sized bedroom has built in wardrobe space and a luxurious ensuite with a walk-in shower.
- With beautifully maintained grounds and gardens you can enjoy the spaces without the hassle of maintaining them yourself.
- Specifically for the over 55's, Meadow Court is an independent living development with its own dedicated care and support team based on site if your needs require.

### Description

Meadow Court is a place where you can enjoy the most of life, with a wealth of amenities to enjoy right on your doorstep, including an on-site hair salon, a communal lounge to enjoy film nights and functions. There is also a Café serving delicious snacks and meals. If travelling further afield is your thing then you can lock up and leave your apartment safe in the knowledge that your home will always be maintained to the highest possible standard.

This freshly painted first floor apartment is flooded with natural light and benefits from a dual aspect living room with a large balcony overlooking the grounds and adjacent woodland. Open plan to the dining area, the kitchen has fully integrated appliances including an oven, microwave, hob, fridge, freezer, dishwasher and even a water softener.

The hallway has generous storage cupboards for coats and shoes and a separate utility cupboard with washing machine giving extra storage for items such as linen basket, ironing board, vacuum and more.

The generous bedroom has built in wardrobes, a large window overlooking the gardens and woodland, so you can observe the wildlife from the comfort of your own bed, and spacious fully tiled ensuite bathroom with walk in shower.

Meadow Court is pet friendly, so your pets are welcome to enjoy their new lifestyle with you too, with the little details tailored for now and later living what is keeping you from taking the leap now to your new luxury independent living apartment.

### Other Information

This is a leasehold property for the over 55's. The 125 year lease commenced 01/12/2018, there is no ground rent payable. The monthly service charge, payable to Anchor Hanover Group, from 01/04/25 is £502.20. Upon resale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

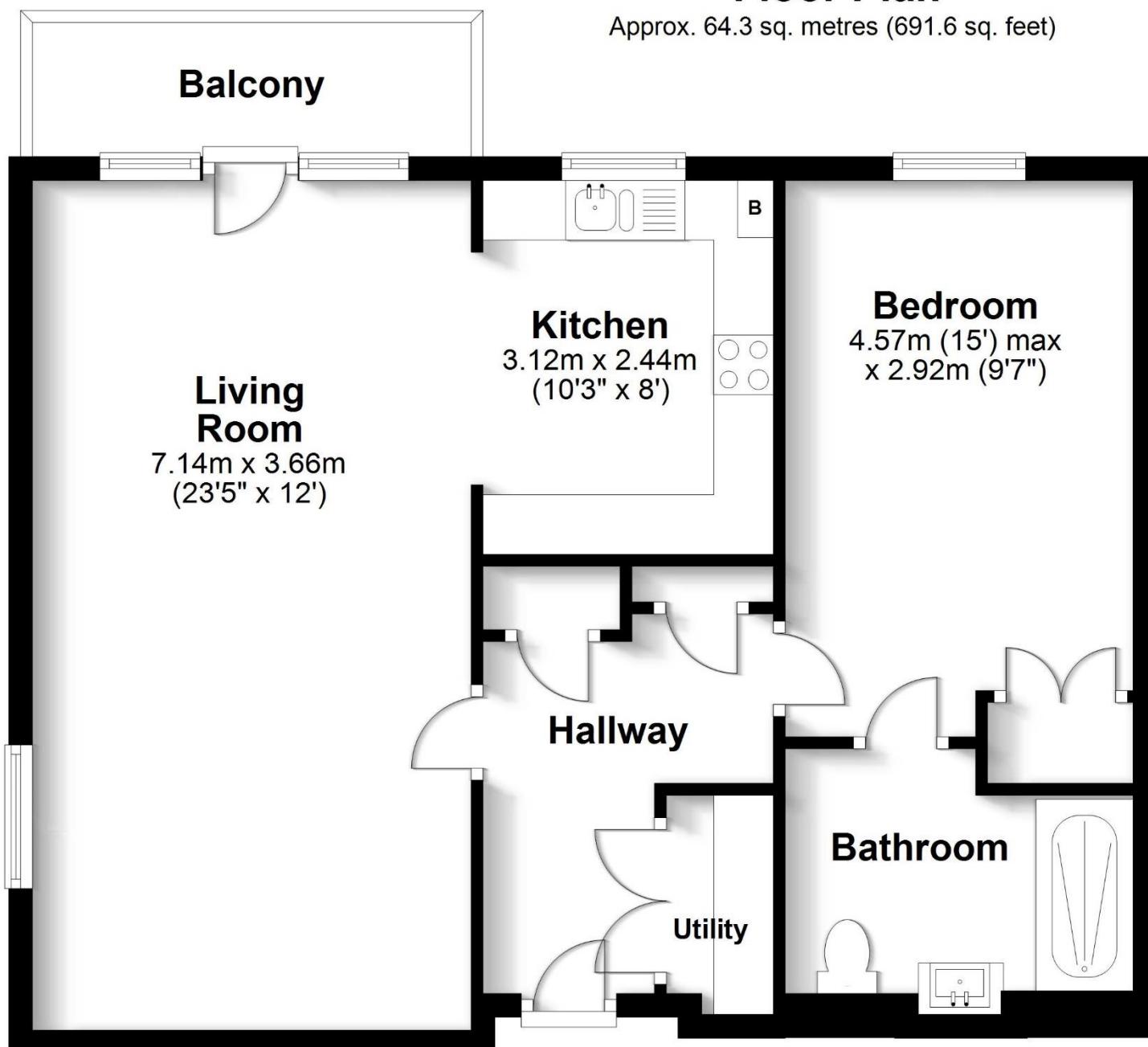
This is a probate sale, probate has been granted.

### Directions

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

## Floor Plan

Approx. 64.3 sq. metres (691.6 sq. feet)



Total area: approx. 64.3 sq. metres (691.6 sq. feet)

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