



**£367,500**

Leasehold

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



## Quick View

	2 Bedrooms		None
	1 Living Room		2 Bathrooms
	Retirement Property		EPC Rating B
	Permit Parking may be available		Council Tax Band D

### Reasons to View

- Less than a mile away you will find The Locks Heath Centre, and Park Gate shops and amenities
- Two bedrooms and two bathrooms will give you flexibility for when friends or family come to stay.
- The apartment oozes luxury with fully fitted kitchen, stylish ensuite and family bathroom.
- Rest easy knowing that an experienced estate manager and the Anchor call emergency system are there for you 24/7.
- Meadow Court ensures to meet all of your needs with fantastic facilities such as, Hair Salon, Treatment Room, Cafe, owners lounge and so much more.
- With neutral decor and fitted flooring throughout this apartment is ready for you to move straight into.

### 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. We are sure you will appreciate the impeccably maintained communal facilities and gardens and feel reassured by the available support ensuring your changing needs are met.

Number 31 is located on the first floor and offers over 900 Sq. Ft of luxury living space which is carpeted throughout and complete with underfloor heating. The spacious hallway is home to a handy utility cupboard with a washing machine and plenty of storage.

The open plan sitting/dining room is flooded with natural light and opens onto the west facing balcony overlooking the central courtyard, perfect for letting in that fresh air during the summer months. The stylish kitchen is adjacent and is fully fitted with an eye level oven and microwave and comes complete with built in fridge/freezer, induction hob, extractor and dishwasher.

The master bedroom is fitted with a double wardrobe and has an ensuite, the second bedroom is perfect as a guest room, study or even dressing room. The main bathroom is very well-fitted with a bath and a double-headed shower above.

This is a leasehold property for the over 55's only. The 125 year lease commenced 1 December 2018. The service charge is £502.20 per month from April 1st 2025. Upon sale there is an admin fee payable of £660 and a contribution of 3% of the sale price towards the sinking fund.

### Other Information

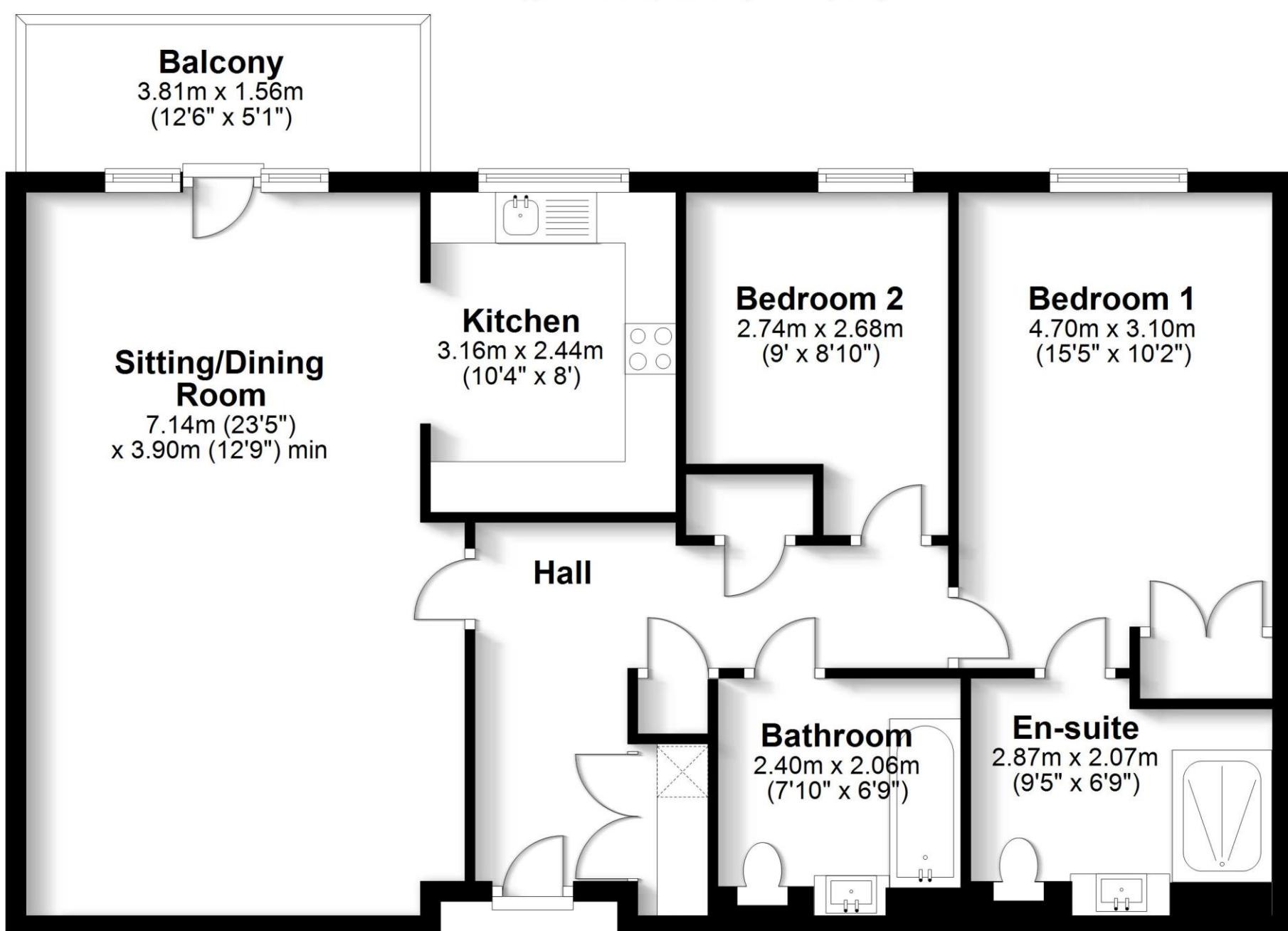
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### Directions

<https://what3words.com/file.climber.commoners>

## Chamomile Apartment

Approx. 84.4 sq. metres (908.8 sq. feet)



Total area: approx. 84.4 sq. metres (908.8 sq. feet)

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