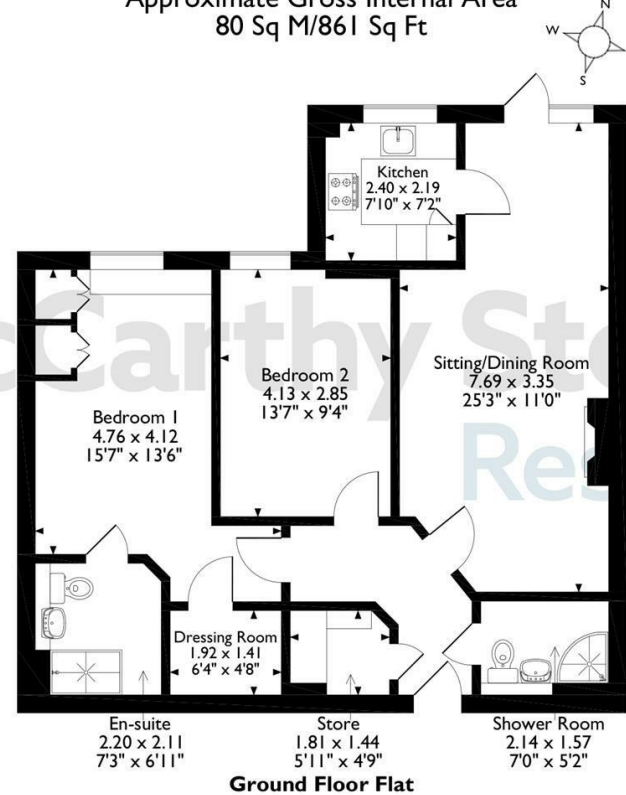


16 Hillier Court, Botley Road, Romsey, Hampshire  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**16 Hillier Court**

Botley Road, Romsey, SO51 5AB



**Asking price £440,000 Leasehold**

**\*\*NO ONWARD CHAIN\*\***

STUNNING GROUND FLOOR two bedroom retirement apartment benefitting from a PATIO AREA over looking the LANDSCAPED GARDENS set in the VERY POPULAR Hillier Court - Expertly designed for secure yet independent retirement living - SPACIOUS open living area.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# Hillier Court, Botley Road, Romsey, Hampshire.

## Hillier Court

Hillier Court was built by McCarthy and Stone and comprises 40 one and two bedroom apartments purpose built for Retirement Living for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, lounge with balcony, bedroom with walk-in wardrobe, underfloor heating and separate shower room. The development facilities includes a Homeowners' lounge and beautiful landscaped gardens.

The House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must

meet the age requirement of 60 years or over. Hillier Court benefits from a Co-operative store located on site. A bus stop outside the development provides links to the main High Street and historical market town of Romsey.

## Entrance Hall

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord

## Lounge with patio door to patio area

TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Patio door leading to a lovely private patio area overlooking the gardens with plenty of room for plant pots and furniture.

## Kitchen

Fully fitted kitchen with tiled floor and electronically operated double glazed window. Features include waist high oven, ceramic hob, extractor hood and fitted fridge/freezer.

## Bedroom One

Double bedroom with built in wardrobes. Underfloor heating, raised power points. TV and BT points.

## En-Suite

Walk-in shower with underfloor heating and grab rails. WC and Vanity unit with sink mirror and light above. Emergency pull cord.

## Bedroom Two

Spacious second bedroom. Underfloor heating, raised power points. TV and BT points.

## 2 bed | £440,000

## Shower room

Walk-in shower with underfloor heating and grab rails. WC and Vanity unit with sink mirror and light above. Emergency pull cord.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge £4176.00 PA

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold

Lease 999 Years from 2015  
£495 p.a

## Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Additional Information and Services

- Standard Broadband available
- Mains water and electricity
- Underfloor heating throughout
- Mains drainage

