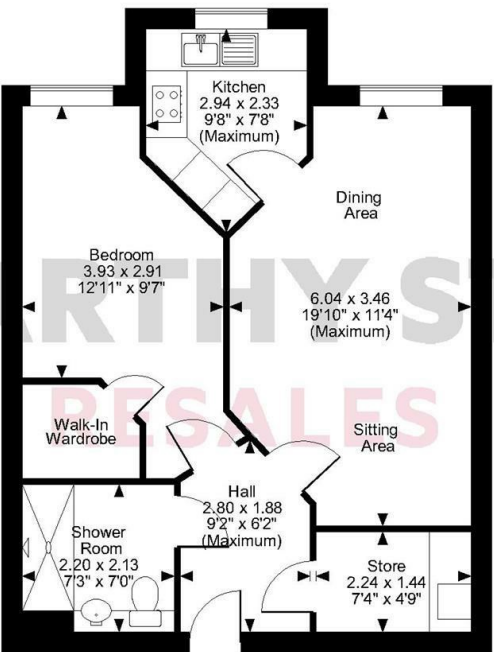


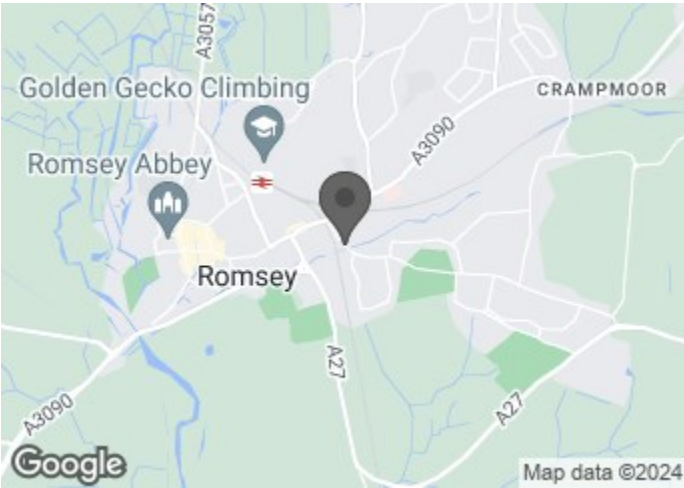
Hillier Court, Botley Road, Romsey  
Approximate Gross Internal Area  
557 Sq Ft/52 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>87</b>
(81-91) <b>B</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		

McCARTHY STONE  
RESALES

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McCARTHY STONE  
RESALES

33 HILLIER COURT  
BOTLEY ROAD, ROMSEY, SO51 5AB



\*\*BEAUTIFULLY PRESENTED first floor Retirement Apartment situated in a  
PRIVATE & PEACEFUL position on the first floor\*\*

PRICE REDUCTION

ASKING PRICE £229,950 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# HILLIER COURT, BOTLEY ROAD, ROMSEY,

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## BEAUTIFUL GARDENS

Hillier Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely,



landscaped gardens we have." – McCarthy Stone Homeowner

## SOCIAL EVENTS

At Hillier Court you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of your own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

## PARKING

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.

## ENTRANCE HALL

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

## LIVING ROOM

Living room of good proportions. TV and BT points. Fitted carpets, raised electric power sockets.

## 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

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points.



# 1 BEDROOMS £229,950

## SHOWER ROOM

Level access walk-in shower with underfloor heating and grab rails. WC and Vanity unit with sink mirror and light above. Emergency pull cord. Heated ladder style towel rail.

## 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

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.

Service charge: £2,801.88 per annum (for financial year 30/09/24)

## LEASEHOLD

Lease 999 Years from June 2015  
Ground rent: £425 per annum  
Ground rent review date: June 2030

## ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

