



Ground 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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

4 Hillier Court

Botley Road, Romsey, SO51 5AB



Asking price £420,000 Leasehold

SPACIOUS GROUND FLOOR retirement living apartment benefitting from a PATIO AREA -Expertly designed for secure yet independent retirement living. NEW CARPETS AND FULLY REDECORATED THROUGHOUT. Any furniture can be included within the sale if desired.

Call us on 0345 556 4104 to find out more.

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Hillier Court, Botley Road, Romsey, Hampshire.

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.

This two bedroom apartment is offered in excellent condition and is situated in the popular and beautiful Hillier Court complex, within walking distance of Romsey's town center. 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. The apartment features a fully fitted kitchen, lounge, 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

Freshly redecorated 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

Lounge with patio door to patio area: TV and BT points. Newly fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Patio door leading to patio area with room for patio chairs.

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

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

En-Suite

Walk-in shower with door that opens either towards the interior or exterior, allowing for easy access. 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 | £420,000

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

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,202.87 per annum (up to financial year end 30/09/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

Lease Length: 999 years from 2015

Ground Rent: £495

Ground rent review: Jun-30

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
- Electric room heating
- Mains drainage

