

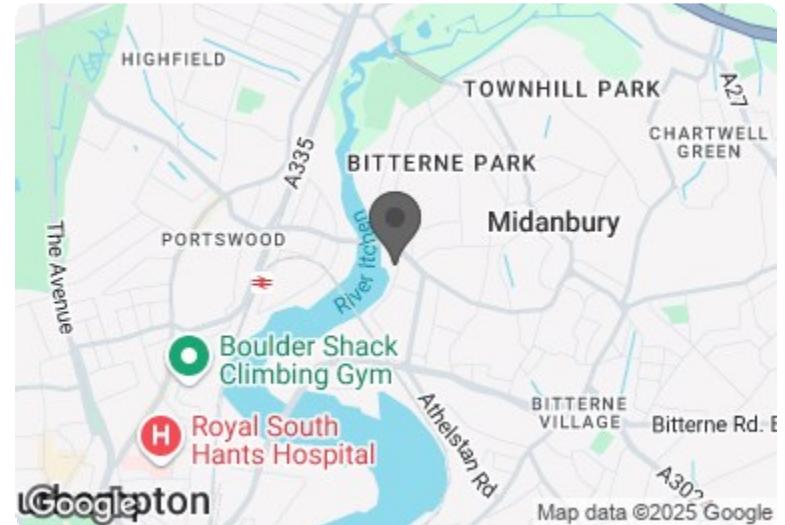
Total floor area 55.1 sq.m. (594 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		

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## 4 The Boathouse

Riverdene Place, Southampton, SO18 1ER

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £250,000 Leasehold**

McCarthy Stone are delighted to present this ONE BEDROOM Retirement Apartment situated on GROUND FLOOR with direct access onto a RIVER FACING PATIO. Comprised with a modern interior and fitted with Energy Efficient windows and appliances.

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

# The Boathouse Riverdene Place, Bitterne

## SUMMARY

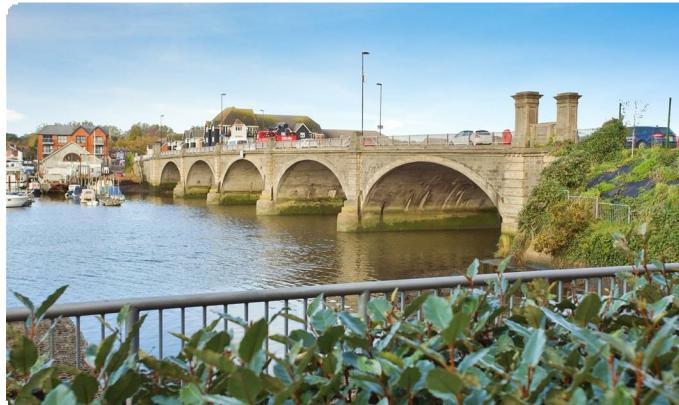
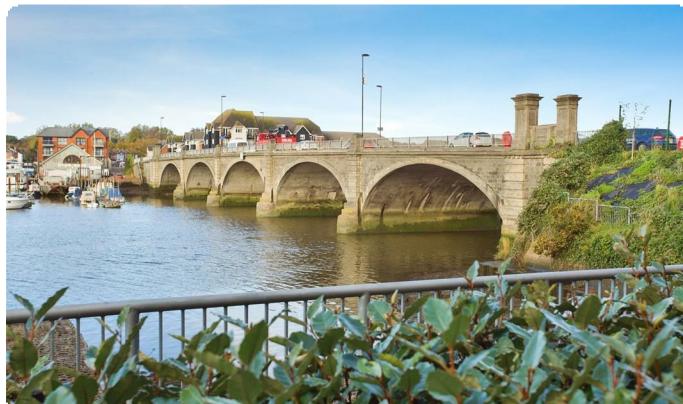
The Boathouse is a Retirement Living development constructed by award-winning retirement home specialist McCarthy and Stone specifically designed for the overs 55's.

The dedicated 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 costs 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 for the 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 (subject to availability, fees apply). The Boathouse is a stunning waterfront development with landscaped gardens and terraces overlooking the River Itchen, opposite Riverside Park, and close to Bitterne Park Triangle shops offering a variety of cafes and restaurants, a Co-Op, a Bakers and Tesco Express perfect for local shopping. Less than a five minute drive or bus ride is Portswood high street offering a wide variety of amenities including clothes shops, boutique cafes and local produce. A short bus ride away is Southampton City centre.

\*\*\*Viewing of this superb property is highly recommended\*\*\*

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall



McCarthy Stone Resales

- the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/airing/utility cupboard with BOSCH washer drier, boiler and Vent Axia system, shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

## LIVING ROOM WITH PATIO

Spacious lounge benefitting from a glazed patio door to patio overlooking the river. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Part glazed door leads into a separate kitchen.

## KITCHEN

Modern fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and double glazed windows.

## BEDROOM

Double bedroom of good proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed window.

## SHOWER ROOM

Partly tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and illuminated heated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating and extractor fan.

## SERVICE CHARGE (BREAKDOWN)

Service Charge £2,848.61 per annum, year ending 30/06/2026, to include:

- Cleaning of communal windows

**1 Bed | £250,000**

PRICE  
REDUCED

- 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.

## LEASEHOLD

999 Year Lease from January 2018

Ground Rent: £425 per annum

Ground Rent review date: January 2033

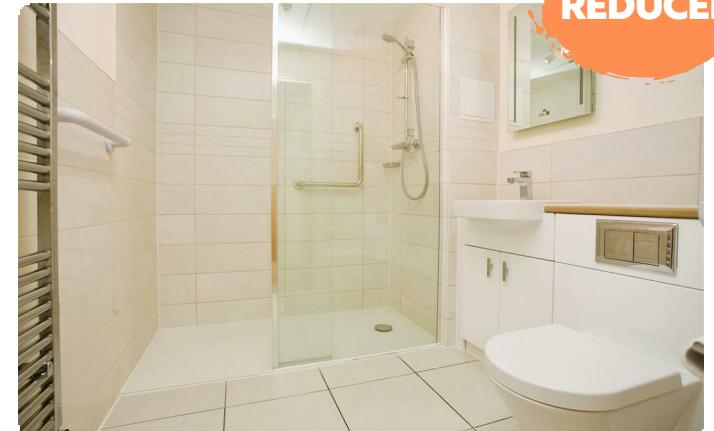
## CAR PARKING

Car Parking (Permit Scheme) is by allocated space subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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