

13 MEON GARDENS

Swanmore, SO32 2TN

Asking Price £110,000



WELLER
PATRICK



PROPERTY FEATURES

Attractive and well presented one bedroom retirement apartment in the sought after village of Swanmore

Entrance hall ● Sitting/dining room ● Contemporary kitchen ● Refitted shower room

Communal gardens and grounds ● Walking distance to village shop, Post Office and Church

Viewing highly recommended



DESCRIPTION

A superbly presented and conveniently situated first floor retirement apartment within this attractive scheme in the popular village of Swanmore.

The property benefits from recent improvements which include an attractive refitted kitchen which includes integrated appliances. The shower room has also been re fitted and upgraded and is superbly presented with a wide walk in shower, wc and hand basin set in a vanity cupboard. There is also electric underfloor heating in the shower room and a heated towel rail.

The property also has its own loft space with a loft ladder and light.

This particular property benefits from a good position at the front of the scheme with windows facing out to Church Road. To the rear of the development are maintained communal gardens and seating areas. There is also a residents lounge and kitchen. For those with cars, parking is available however is not designated or guaranteed.

Situated in central Swanmore, the village store, Post Office and St Barnabas Church are just a short walk away. There are also two well regarded local pubs.

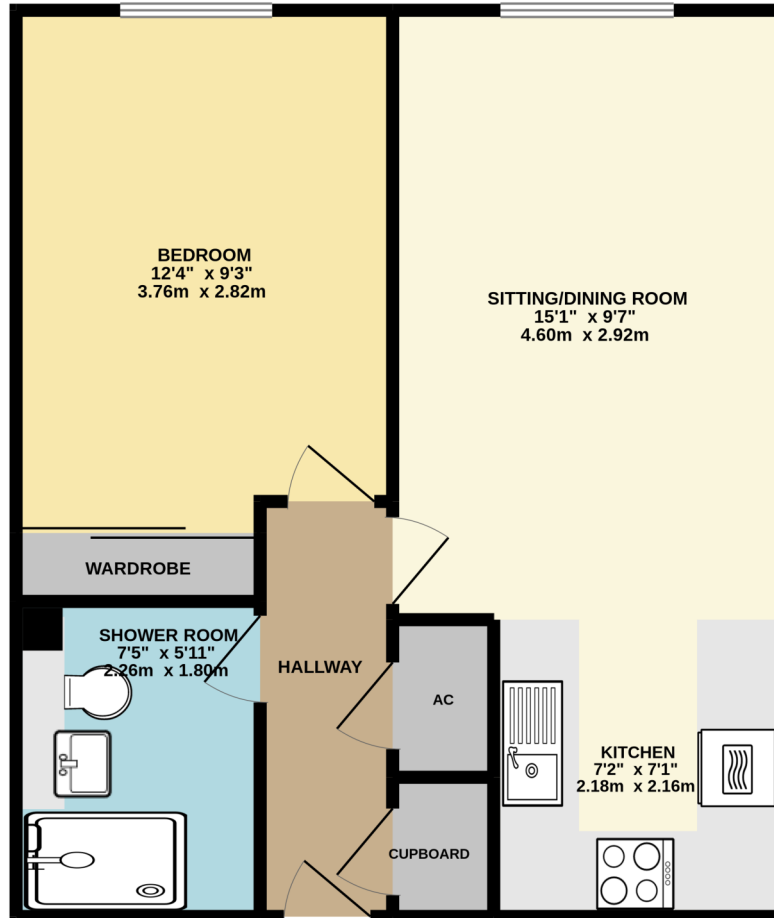
The country town of Bishops Waltham is within a short drive and with a bus stop nearby providing services into Bishops Waltham and further afield available. Bishops Waltham offers a range of further amenities including a local bakery, fish mongers and a number of coffee shops and eateries. Doctors, dentist and opticians are also within the town. The major centres of Winchester, Southampton and Portsmouth are within easy driving distance.

Meon Gardens is a purpose built scheme designed specifically for over 55's. Management and ground rent charges are applicable and details can be provided on request.

Viewing is recommended to appreciate all this property and the village has to offer.



13 Meon Gardens
 Church Road
 Swanmore
 SO32 2TN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY AND SERVICES
 Winchester City Council.
 Council Tax band A.
 Electric heating and mains drainage.
 Management fees apply.

VIEWINGS
 By appointment through Weller Patrick.

DIRECTIONS
 From Bishops Waltham proceed towards Swanmore commencing at the top of the High Street. Proceed past the police station and straight on at the mini roundabout. As you enter the village of Swanmore continue past the Church and the Primary School and Meon Gardens can be found on the left hand side. Entry to 13 Meon Gardens is to the front of the building.

Particulars prepared 12th May 2022

