

20 MEON GARDENS

Swanmore, SO32 2TN
Asking Price £80,000

WELLER
PATRICK



PROPERTY FEATURES

One bedroom retirement apartment in sought after semi-rural village location

Entrance hall • Sitting/dining room • Kitchen • Bedroom • Shower room

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

Viewing recommended



DESCRIPTION

A conveniently situated first floor retirement apartment within this attractive purpose built scheme in the popular village of Swanmore.

This particular property faces to the back of the development with a pleasant outlook onto the communal gardens and is offered with no forward chain.

The village has a semi-rural yet accessible location, with the country town of Bishops Waltham being only a short drive away.

Swanmore village is highly regarded for its community spirit and it also offers a post office, village store and church. Bus services into Bishops Waltham and further afield are available. A bus stop is nearby.

The country town of Bishops Waltham offers a range of shops and facilities from its traditional High Street including bakeries, a fishmongers 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.

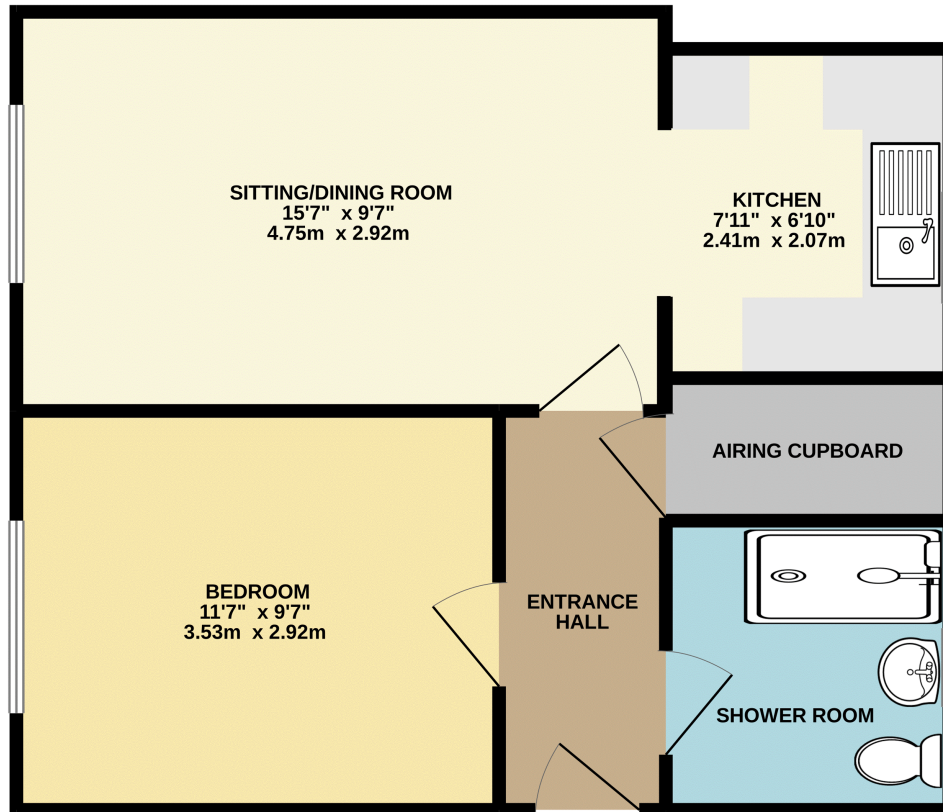
With regard to the scheme, Meon Gardens was originally constructed by a reputable local builder and was designed specifically for over 55's. Meon Gardens benefits from attractive communal gardens and seating areas.

For those with cars, parking is available but not guaranteed.

Charges are applicable and will include both a ground rent and management charge.

If considering a retirement property, viewing is recommended to appreciate this apartment and the village has to offer.

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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
 Mains services
 Management fees apply

VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

DIRECTIONS

From Bishops Waltham take the Hoe Road which leads into Swanmore village centre. Continue past the Church on the right and Meon Gardens will be seen on the left.

Particulars created 12th July 2022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 