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**HAMBLESIDE COURT HAMBLE
LANE
HAMBLE
SOUTHAMPTON
SO31 4QE**



BEAUTIFUL GROUND FLOOR, ONE BEDROOM RETIREMENT APARTMENT IN A POPULAR, PURPOSE BUILT DEVELOPMENT SITUATED IN THE HIGHLY REQUESTED VILLAGE OF HAMBLE. OFFERING AN ON-SITE HOUSE MANAGER, COMMUNAL GARDENS, RESIDENTS PARKING AND GUEST FACILITIES. NO FORWARD CHAIN.

£129,950 Leasehold

This beautiful one bedroom, ground floor apartment is situated in a sought-after location in the village of Hamble and is in close proximity to public transport links, local amenities, green spaces and the picturesque River Hamble. The development is designed specifically to accommodate and complement retirement and is ideal for those wishing to remain independent yet benefit from communal areas and a dedicated House Manager. The homeowners' lounge provides a peaceful setting for socialising, and the beautifully landscaped gardens offer a relaxing area for picnics. A guest suite is available for a nominal fee when friends or family visit. The property also features a 24-hour emergency call system, and a secure entrance system to the building.



Entry to the property is via a wooden front door, which opens into the hallway offering doors to principal rooms and a recently fitted electric heater. There is an emergency pull cord and carpeted flooring which flows into the living area and bedroom.

The light and airy living area also benefits from a recently fitted electric heater and boasts French doors opening out onto the communal garden. An archway leads into a neutrally decorated kitchen, comprising of a range of matching wall and floor mounted units with a wood effect worksurface over. This well-equipped kitchen offers an eye-level electric oven, electric hob with an extractor hood over, integrated fridge freezer and an integrated washing machine.

The bedroom is a good-sized double room with a recess providing an ideal storage space. There are two double glazed UPVC windows overlooking the communal garden. The bedroom additionally presents a recently fitted electric heater and an emergency pull cord.

The newly remodelled shower room is finished in a contemporary style and comprises of a walk-in shower cubicle, with a glass screen and a Bristan electric shower, a concealed cistern WC and a wash hand basin with a vanity unit beneath. There is an extractor fan and a wall mounted electric heater.

Do not miss this opportunity to own a delightful property that combines comfort and convenience, in arguably one of the most desirable village locations on the South Coast. Contact us today to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



COUNCIL TAX BAND: A - Eastleigh Borough Council.

UTILITIES: Mains electric, water and drainage.

LEASE DETAILS: Residue of 999 years from 1st January 1985.

CHARGES: Ground rent N/A. Service charge £270.90 per month. Sinking fund 1.80% of the purchase price of the property multiplied by every year and complete month of ownership.

Viewings strictly by appointment with Manns and Manns only.

To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages

Portsmouth Road

Southampton

SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.