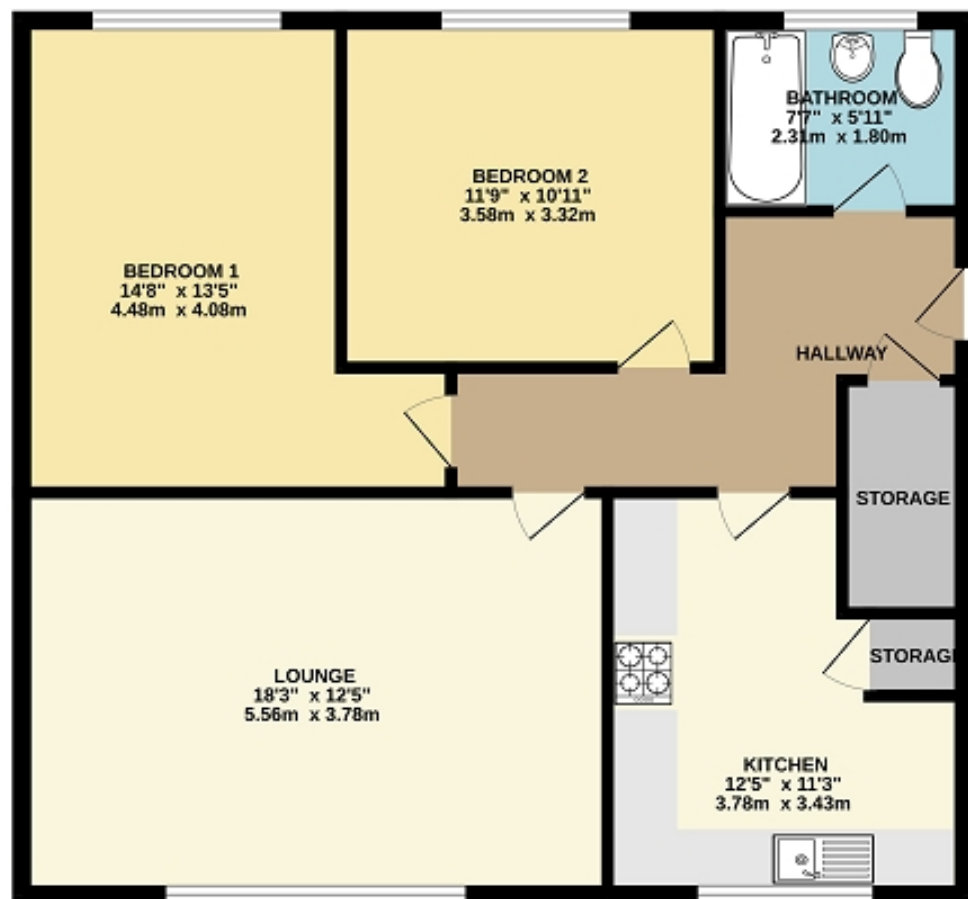


GROUND FLOOR



ASKING PRICE

£190,000

Leasehold

Grantham Avenue, Hamble, SO31 4JX

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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 is given as to their operability or efficiency over time.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Grantham Avenue, Hamble, SO31 4JX

2 Beds - 1 Baths

Located in the sought after area of Hamble, this two double bedroom first floor flat has a private garden and the ease of no forward chain!

FEATURES

- Generous accommodation with two double bedrooms
- Gas central heating and double glazing throughout
- Private garden with brick built storage shed
- Spacious lounge with ample natural light from large window
- Within walking distance to Hamble village and local amenities
- No forward chain



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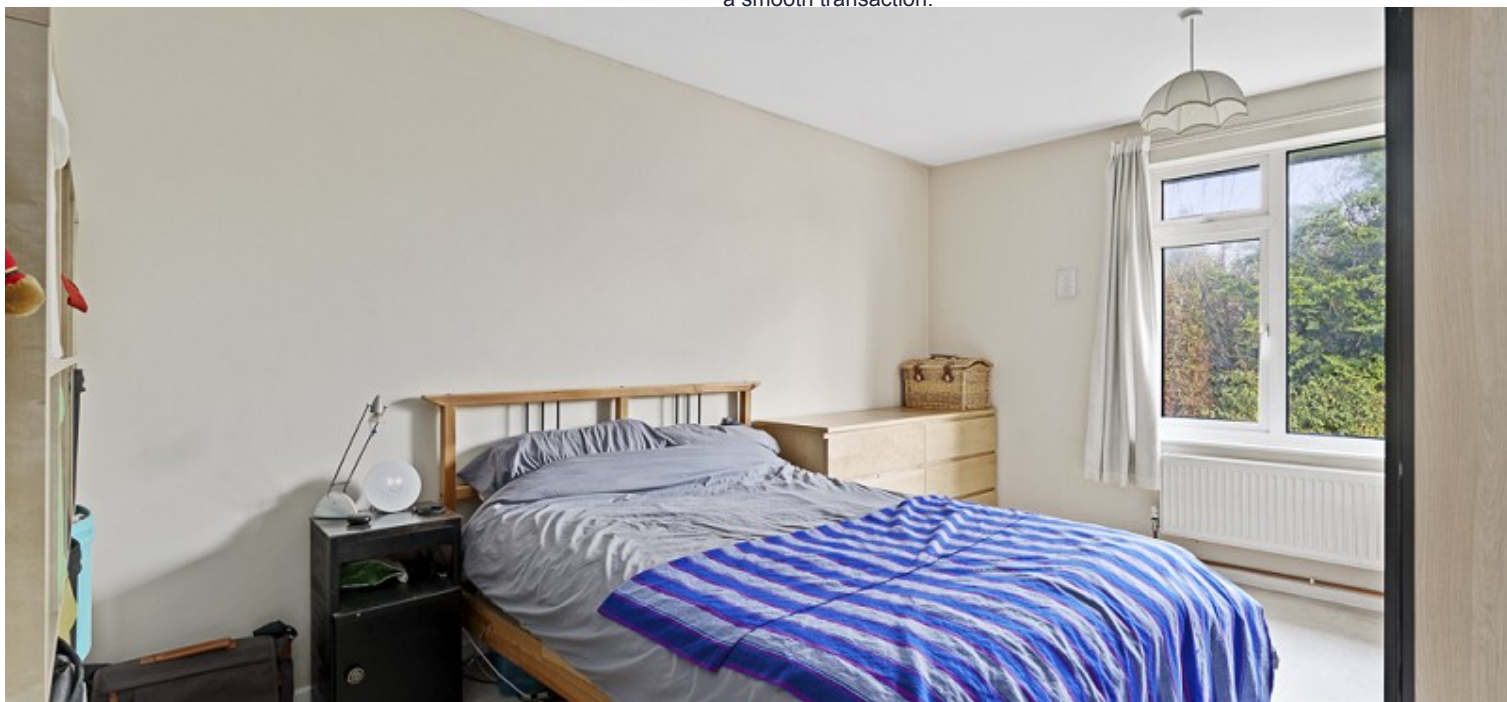
Bursledon | Warsash | Mayfair



Set in a block of only four apartments which is entered on the ground floor from a secure front door. The property is located on the first floor with elevated outlooks onto the gardens at the rear. A generous hallway with a large storage cupboard is the first part of the accommodation once entering from the composite front door. All rooms are entered from the hallway with two spacious double bedrooms, a modern family bathroom with window, kitchen with ample work surfaces and further storage cupboards and generous lounge which has plenty of space to double up as a dining room. Further benefits include a private garden to the rear with a brick built storage shed ideal for bike storage, gas central heating with a Valliant combination boiler and UPVC double glazing throughout.

Within walking distance to the picturesque village of Hamble with an array of pubs and restaurants, the property is also located within close proximity to Southampton waterfront perfect for any keen water enthusiasts. The local scenery can also be appreciated with an abundance of local walks including the famous Royal Victoria Country Park.

The property is offered with no forward chain to offer any purchaser the ease of a smooth transaction.



Hallway

Composite door leading into property's hallway. Laminate flooring. Skirting boards. Door to deep storage cupboard. Radiator. Doors to all rooms.

Kitchen (12' 5" x 11' 3") or (3.78m x 3.43m)

Door with opaque insets leading into room. Vinyl tiled effect flooring. Double glazed window to front. Wall mounted Valliant combination boiler. Door to previous airing cupboard with plumbing for washing machine or large storage cupboard. Space for fridge freezer. Laminate work surfaces with wood effect wrap and tiled splashback. One and a half sink and drainer with chrome mixer tap. Space and plumbing for dishwasher. Free standing single electric oven with four point hob. Wall and base units.

Living Room (12' 5" x 18' 3") or (3.78m x 5.56m)

Carpet. Double glazed window to front. Double width radiator. Skirting boards.

Bedroom 1 (14' 8" x 13' 5") or (4.48m x 4.08m)

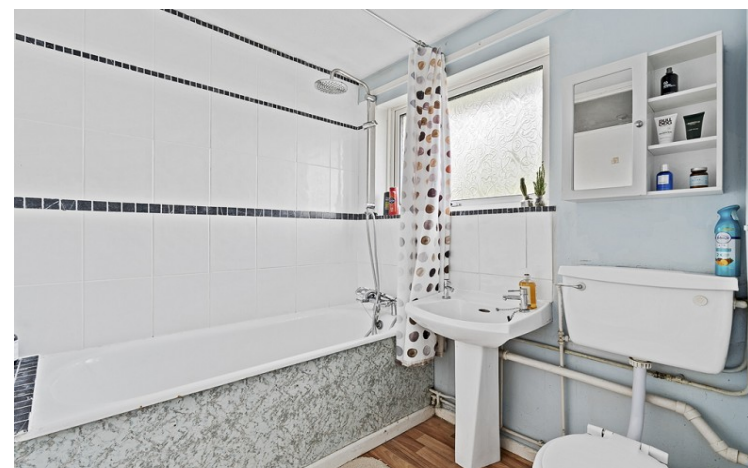
Carpet. Double glazed window to rear overlooking gardens. Radiator. Skirting boards.

Bedroom 2 (10' 11" x 11' 9") or (3.32m x 3.58m)

Continuation of laminate flooring from hallway. Double glazed window to rear overlooking gardens. Radiator. Skirting boards.

Bathroom (5' 11" x 7' 7") or (1.80m x 2.31m)

Vinyl flooring. Double glazed opaque window to rear. Low level WC. Panelled bath with tiled surround, shower rail and fitted rainfall effect shower attachment. Pedestal hand wash basin with chrome mixer tap. Skirting boards. Chrome heated towel rail.



Garden

Private garden at the rear which is mainly laid to lawn. Raised flower beds surrounding with a mixture of mature shrubs and trees. Private brick built storage shed.

Communal areas

Entrance to building via secure communal door. Tiled flooring with stairs rising to first floor. Pedestrian door on ground floor leading to rear of property. Double glazed windows to front and rear on communal landing.

Other

Lease details;
125 year lease from 1983- 85 years remaining
Ground rent- £10 per annum
Service charge- Approximately £700 per annum
Management company- Vivid Homes

Eastleigh borough council tax band B- £1,608.18

Vendors position- No forward chain



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