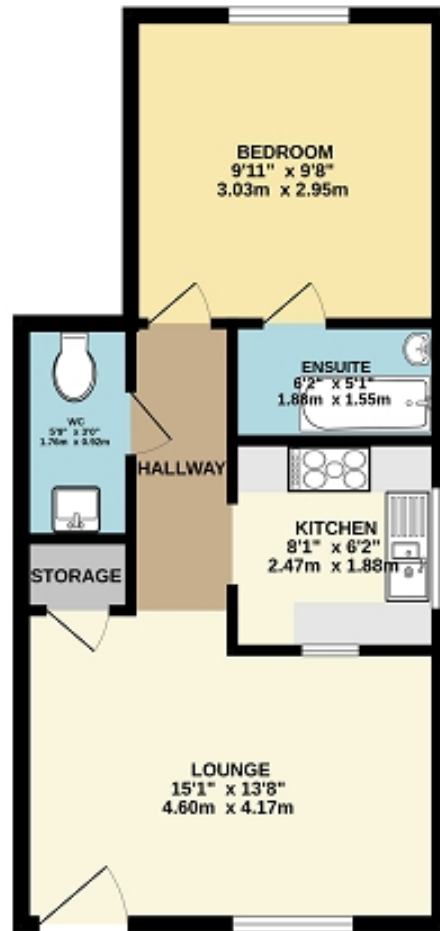


GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA - 419 sq.ft. (38.9 sq.m.) approx.
While 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 is given as to their operability or efficiency rate for given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 78 |
| (55-68) | D | | |
| (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.



ASKING PRICE

£165,000

Leasehold

Avro Court, Hamble, SO31 4FJ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



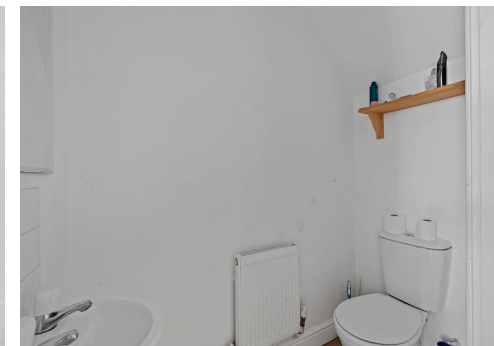
Avro Court, Hamble, SO31 4FJ

1 Beds - 1 Baths

Located in the sought after area of Hamble this ground floor maisonette with its own entrance, gas central heating and no forward chain is a must see.

FEATURES

- En suite bathroom and separate WC
- Ideal investment opportunity
- No forward chain
- Double glazing and gas central heating
- Walking distance to Hamble village and local amenities
- Private patio area for outdoor seating



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Bursledon | Warsash | Mayfair



Welcome to Avro Court, this property is the ideal opportunity for first time buyers and investors alike with the property located within very close proximity to Hamble village and waterfront. Constructed in 2002 the property offers a light and airy living area with space for both sofas and a dining table along with built in storage, the kitchen is found off the living room with integrated appliances and a window to the side for additional natural light. The inner hallway provides access to the separate WC, the spacious master bedroom at the rear and the en suite bathroom.

Additional benefits including; allocated parking, double glazing, gas central heating and your own private patio area to the front providing enough space for tables and chairs.

The property is currently rented to a long term tenant who would consider staying if an investment buyer were to be interested. Alternatively due to its popular location it is a fantastic first time purchaser or ideal lock up/second home.



Bathroom (5' 1" x 6' 2") or (1.55m x 1.88m)

Tiled flooring. Extractor fan. Panelled bath with fitted shower rail. Wall mounted shower attachment. Tiled surrounds. Radiator. Hand wash basin with chrome mixer tap set in modern vanity unit. Moulded skirting boards.

Outside

Shingled patio area to the front with space for table and chairs.

Allocated parking space plus visitors spaces.

Other

Eastleigh borough council- Council tax band B
Sellers position- No forward chain, currently rented.

Service charge- £72.85 per month

Ground rent- £150 per year

155 year lease from 2003

133 years remaining on lease



Lounge (15' 1" x 13' 8") or (4.60m x 4.17m)

Door with double glazed opaque insert into living room. Radiator. Double glazed window to front. Skirting boards. Electric fireplace with wooden mantelpiece. Laminate flooring. Coving. Door to storage cupboards. Opening to kitchen.

Kitchen (8' 1" x 6' 2") or (2.47m x 1.88m)

Continuation of laminate flooring. Double glazed window to side. Matching wall and base units. Laminated work surfaces with tiled splashback. Arched window to living room. Space for fridge freezer. Space and plumbing for washing machine. Integrated single electric oven with four gas burner hob and extractor hood above. Stainless steel sink and drainer with chrome mixer tap.

Inner Hallway

Continuation of laminate flooring. Skirting boards. Radiator. Door to WC. Door to bedroom.

W.C (5' 9" x 3' 0") or (1.76m x 0.92m)

Continuation of laminate flooring. Low level WC. Radiator. Skirting boards. Pedestal hand wash basin with tiled splashback.

Bedroom (9' 11" x 9' 8") or (3.03m x 2.95m)

Double glazed window to rear. Continuation of laminate flooring. Skirting boards. Radiator. Door to en suite bathroom.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.