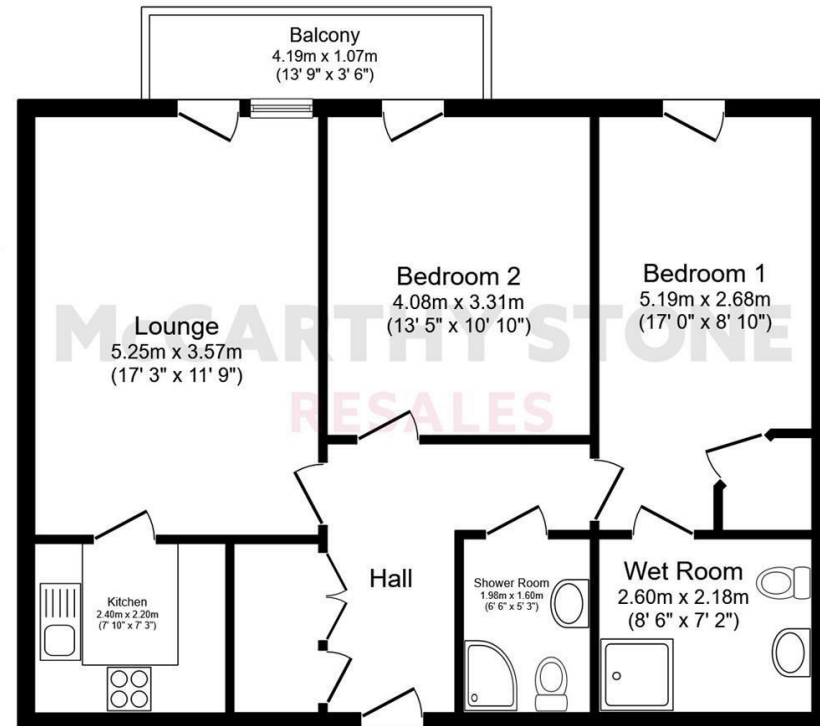


25 Folland Court

Hamble Lane, Southampton, SO31 4JS



Total floor area 72.9 sq.m. (785 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £333,000 Leasehold**

SPACIOUS two bed retirement apartment with LARGE BALCONY set in the VERY POPULAR Folland Court

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**Call us on 0345 556 4104 to find out more.**

# Folland Court Hamble Lane, Hamble, Southampton, Hampshire SO31 4JS

## Folland Court

Folland Court was built by McCarthy & Stone, purpose built for retirement living. The development consists of 26 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site normal hours Monday to Friday 9 to 2pm and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for Homeowners family and friends who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Folland Court is located in Hamble, a charming village that sits between Southampton and Portsmouth. Hamble is an ideal choice for your retirement. The River Hamble and Hamble Quay are less than a mile away from the development, while the village centre boasts an array of shops including tea rooms, pubs and restaurants. Opposite the development you will find Coronation Parade, which has a range of useful shops including a local co-op, a pharmacy and post office – perfect for convenience shopping.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## The Apartment

Set at the rear of Folland Court, this top floor flat faces away from the road, the large balcony benefits from a very peaceful outlook over the maintained gardens. There are two lifts in Folland Court giving easy access, one of which is opposite the flat.

## Entrance Hall

The apartment has underfloor heating throughout with

adjustable controls for each room. There is an air filtration system throughout. Front door with spy hole leads to the spacious entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with a washing machine / dryer. The 24-hour Tunstall emergency response pull cord system and security door entry intercom can be found here. Illuminated light switches and smoke detector. All other doors lead to the bedrooms, living room and shower room.

## Living Room

A well-proportioned lounge dining room with door opening to a great sized walk out Balcony. TV and telephone points, Sky/Sky+ connection point. Ceiling lights. Fitted carpets, raised electric power sockets. Door to separate kitchen.

## Kitchen

Modern fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Built in dishwasher. Fitted integrated fridge/freezer and under pelmet lighting.

## Master Bedroom

A spacious double bedroom with walk-in wardrobe, housing rails and shelving. Ceiling lights, TV and phone point. Double glazed door opening to Juliette balcony. Door to en-suite shower room.

## En-suite Shower Room

A modern wet room style shower room comprising of; shower, WC with concealed cistern, vanity unit with wash basin and mirror above. Electric heated towel rail. Tiled flooring.

## Second Bedroom

Another spacious double bedroom. Ceiling lights, TV and phone point. Double glazed door opening onto the walk out balcony.

## 2 bed | £333,000

## Shower Room

A modern partially tiled en-suite shower room, fitted with suite comprising of; shower, WC with concealed cistern, vanity unit with wash basin and mirror above. Electric heated towel rail. Tiled floor.

## Service Charge (breakdown)

Service Charge includes:

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge for this property is £5,098.48 per annum up to financial year end 30/09/2025.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Parking - subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Information

Lease 999 Years from January 2016

Ground Rent: £495 per annum

Ground Rent review date: January 2031

