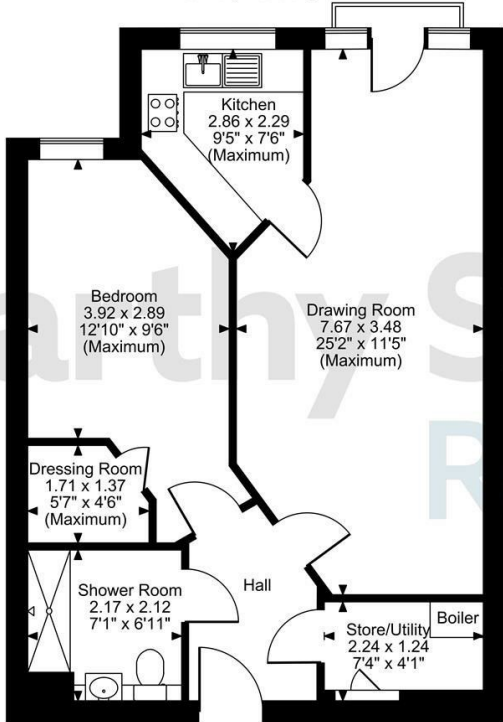


11 Folland Court

Hamble Lane, Southampton, SO31 4JS



Folland Court, Flat, Hamble Lane, Southampton
Approximate Gross Internal Area
602 Sq Ft/56 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £240,000 Leasehold

Nestled in the charming Folland Court on Hamble Lane, this delightful purpose-built first floor retirement apartment is designed for those aged over 60. Boasting a spacious reception room, a comfortable bedroom, and a well-appointed bathroom, this residence enjoys a lovely westerly aspect, perfect for soaking up the afternoon sun. A serene retreat in a vibrant community awaits you.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Folland Court, Hamble Lane, Hamble, Southampton

Summary

Folland Court was purpose-built for retirement living by McCarthy Stone and comprises 26 one- and two-bedroom retirement apartments for individuals aged 60 and over.

The development offers a range of facilities designed to enhance convenience and comfort. A House Manager is on-site during normal hours, Monday to Friday, 8 am to 1 pm. In addition, there is a 24-hour emergency call system accessible via personal pendant alarms and bathroom call points. Residents can enjoy a Homeowners' lounge, beautifully landscaped gardens, and a guest suite available for family and friends (additional charges apply).

For parking, a permit scheme operates—please check availability with the House Manager. All apartments feature underfloor heating for efficient and consistent warmth.

Folland Court is located in Hamble, a charming village nestled between Southampton and Portsmouth, making it an ideal choice for retirement. The River Hamble and Hamble Quay are both less than a mile from the development, while the village centre offers an array of shops, tea rooms, pubs, and restaurants.

Conveniently, Coronation Parade is situated opposite the development, featuring a Co-op, pharmacy, and post office for everyday essentials.

Please note, it is a condition of purchase that all residents meet the minimum age requirement of 60 years.



Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedroom, living room and wet room.

Utility/Laundry Room

From the hallway there is a door to a walk-in storage Utility/Laundry Room housing the Washer/Dryer along with the hot water system and a large area for storage.

Living Room

A beautifully presented and generously proportioned living room, featuring a glazed Juliette balcony that floods the space with natural light. The room is equipped with TV and telephone points, along with a Sky/Sky+ connection. Additional features include two ceiling lights, fitted carpets, and raised electric power sockets for convenience. A partially glazed door provides access to the separate kitchen, creating a seamless transition between the living spaces.

Kitchen

A modern, fully fitted kitchen featuring a vinyl floor and a stainless-steel sink with a convenient lever tap. The kitchen is equipped with an oven, ceramic hob, extractor hood, and an opaque glass splashback and a freestanding fridge and under-pelmet lighting for a sleek finish. An electrically operated window with a front aspect completes this well-designed space.

Bedroom

A spacious double bedroom featuring a walk-in wardrobe equipped with rails and shelving, offering excellent storage solutions. The room includes ceiling lights for a warm ambience, along with TV and telephone points for added convenience.



1 bed | £240,000

Shower Room

A fully tiled bathroom fitted with a modern suite designed for accessibility and convenience. It features a level-access shower suitable for wheelchair users, complete with grab rails for added safety. The suite includes a low-level WC and a vanity unit with a wash basin, complemented by an illuminated mirror above. Additional features include a shaving point, a ladder-style chrome electric heater, and an extractor fan for ventilation.

Service Charge (Breakdown)

- Service Charge
- 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

Service charge of £3,398.99 per year (until financial year ending 30/09/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

Lease 999 Years from 01/01/2016
Ground Rent £425 p.a.
Ground Rent Review: Jan-31

Car Parking

Car Parking (Permit Scheme) 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.

