



RICHMONDS

Hamblewood Court, Church Lane, Botley, SO30 2UE

£250,000

Richmonds are delighted to market for sale this two-bedroom retirement maisonette located in the highly desirable area of Botley village. The development is walking distance from the village and offers wonderful views.

The property comprises: entry hallway with stair lift, large living/dining room with views of the river Hamble, kitchen, large double bedroom with built in wardrobes and access to the balcony, another bedroom, and the bath/shower room. The property is offered with no forward chain, is light and airy throughout and turnkey ready.

Situated within the picturesque village of Botley and close to the river Hamble, further benefits include well maintained communal gardens, an onsite warden, guest suite (chargeable) and community bus to Sainsbury's and occasional trips out.

Other Information

Tenure: Leasehold (length of lease, please discuss with our office)

Service Charge: Estimate for June 2023 to May 2024 was £2,872.53 (£239.38 per month)

For all charges, please seek verification from your solicitor

Heating: Gas central heating (the boiler is located in the kitchen base unit and was renewed in April 2023)

Windows: Double glazing

Energy Rating: D

Sellers Position: No forward chain

Local Information:

Council Tax: C

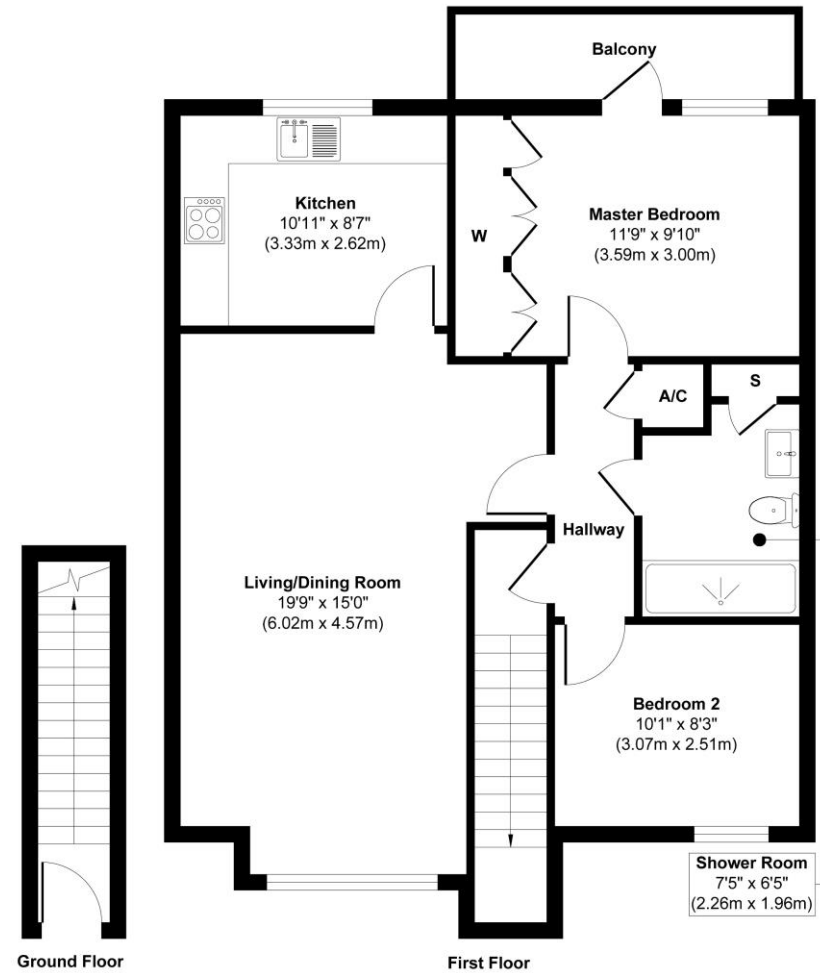
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 721 sq. ft / 67.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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