

A delightful one bedroom ground floor retirement apartment situated in the popular Hamble Court at Stubbington, the property is offered for sale with no forward chain.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Hall
Glazed door to:

Lounge/Dining Room 21' 10" x 11' 8" (6.65m x 3.55m)
narrowing to 9' 8" (2.94m) maximum measurements
Coved ceiling, UPVC double glazed window to front elevation, two radiators, walk-in storage cupboard. Dining area, door to, inner hall, storage cupboard with slatted shelving.

Kitchen 9' 4" x 5' 4" (2.84m x 1.62m)
Fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, single drainer stainless steel sink unit with mixer tap, UPVC double glazed window to rear elevation overlooking communal gardens, radiator, extractor fan, wall mounted combination boiler (approximately two years old), appliances by separate negotiation include oven, washer/dryer, fridge/freezer.

Bedroom 9' 8" x 9' 5" (2.94m x 2.87m)
Coved ceiling, UPVC double glazed window to rear elevation overlooking communal garden, built in wardrobe with mirror fronted sliding door, radiator.

Shower Room 6' 5" x 5' 4" (1.95m x 1.62m)
Close coupled WC, wash hand basin set in vanity unit, shower cubicle with electric shower and folding seat, ladder style radiator, tiled walls, fitted mirror, extractor fan.

Outside
There is a patio area to the front of the property and cupboard with metres, also to the front are pleasant communal gardens and residents parking.

Lease Information
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

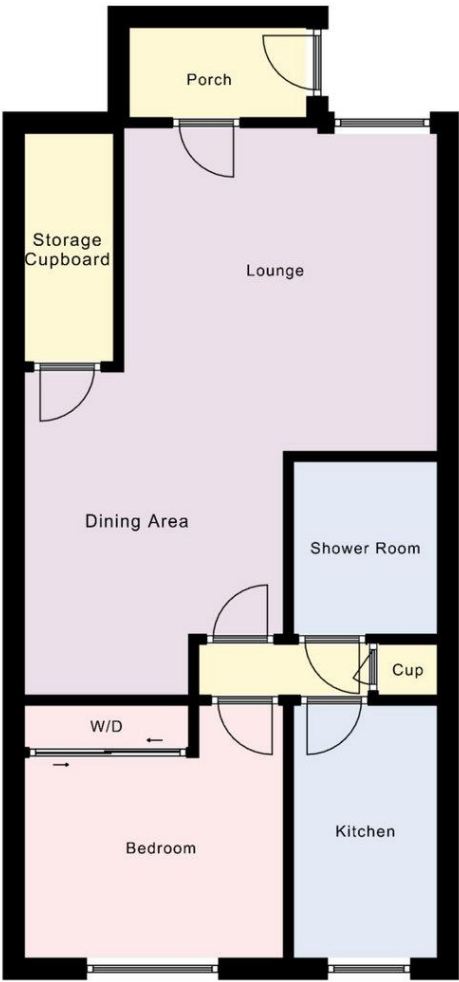
Lease: 125 years from 1983

Service Charge, Ground Rent & Buildings insurance: £155.98 monthly

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: B

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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DRAFT DETAILS

£165,000
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