



23 The Maltings, Hambledon - PO7 4AE

In Excess of £250,000

WHITE & GUARD

23 The Maltings

Hambledon, Waterlooville

INTRODUCTION

Available for sale with no forward chain and a share of the freehold, is this beautifully appointed two double bedroom ground floor flat set within the heart of Hambledon. Constructed in 2012 by Bargate Homes the property showcases immaculate accommodation throughout which includes a modern fitted kitchen breakfast room, living room with an adjoining balcony, en-suite to the master bedroom and family bathroom. Externally there is allocated parking, plus additional visitors parking.

LOCATION

Hambledon is a picturesque village located in Hampshire, known for its charm and beautiful countryside views. Situated approx. 10 miles north of the south coast at Portsmouth and within the South Downs National Park, the property is also within easy reach of Guildford via the A3 with access to London. Hambledon is best known as the 'Cradle of Cricket' and Hambledon Club is one of the oldest cricket clubs being formed in 1750. Hambledon also boasts its own primary school which has been rated as Ofsted outstanding.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- SHARE OF THE FREEHOLD
- NO FORWARD CHAIN
- TWO BEDROOM GROUND FLOOR FLAT
- IMMACULATELY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN BREAKFAST ROOM
- PRIVATE BALCONY
- ENSUITE AND BATHROOM
- ALLOCATING PARKING & VISITOR SPACES



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INSIDE

A double glazed composite door opens into a welcoming and well-presented entrance hall, which has two fitted storage cupboards while internal oak veneer doors lead to the principal accommodation. A door to your right hand side extends into the second bedroom, the well proportioned double room allows space for freestanding bedroom furniture and has a radiator to one wall. The master bedroom also a good size double, has a range of fitted wardrobes and an adjoin gen-suite shower room. The well-appointed suite offers an enclosed shower cubicle with feature brick effect tiling, WC, wash hand basin, chrome heated towel rail and half tiled walls. The principal living space is set at the rear of the apartment in the form of a nicely presented living room which features double doors opening onto a private balcony, which is laid to artificial lawn. A doorway from the living room leads through to a modern fitted kitchen breakfast room. Comprising a range of matching wall and base level work units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, gas hob and electric oven. Further integrated appliances include a fridge freezer, dishwasher while space and plumbing for a washing machine is provided. The kitchen allows space for a breakfast table and chairs and has dual aspect windows to the front and side elevations. Completing the accommodation is a family bathroom, the immaculate suite includes a fitted panel enclosed bath with shower attachment, pedestal wash hand basin, WC, chrome heated towel rail and tiling to the principal areas.

To the outside, there is allocated parking directly outside the apartment and further designated visitors parking.



WH

Lease information: We have been advised that there are approximately 984 years remaining on the lease and the property will be sold with a share of the freehold. As a result of the ownership of the freehold the property is subject to annual charges of just £400 Per Annum (approximately).

SERVICES:

LPG heating, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

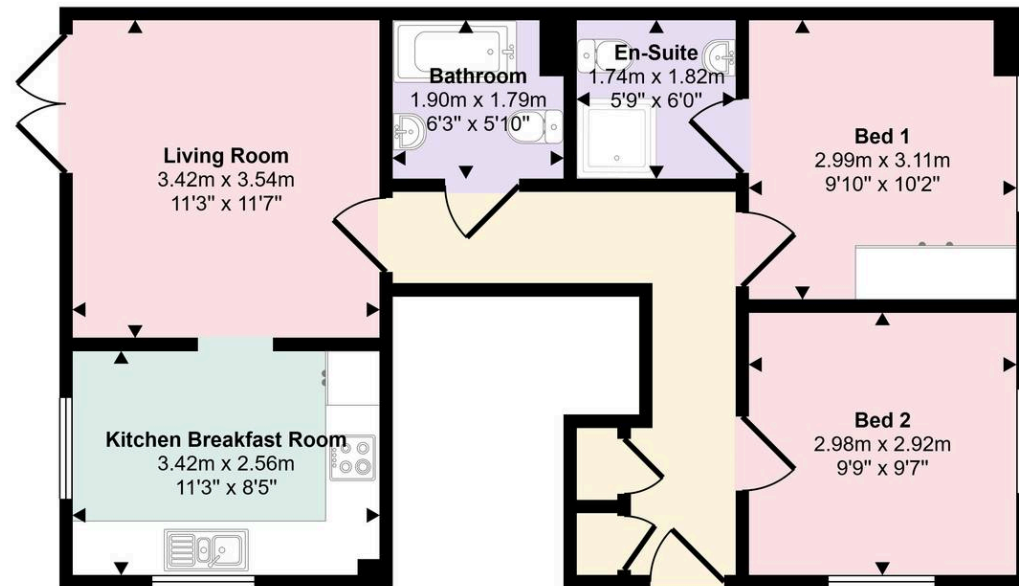
Broadband; Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This s based on information provided by Openreach.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area
57 sq m / 610 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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