



Ripplewood, Marchwood, SO40  
Southampton

£170,000

Property Type: Ground Floor Flat

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

*Hamwic Independent Estate Agents are pleased to present this very well presented one bedroom ground floor maisonette, ideally situated within a sought-after residential location in Marchwood. This spacious and modern home offers an excellent opportunity for first-time buyers, downsizers or investors, benefiting from a refitted kitchen with integral appliances, a stylish modern bathroom, and the added advantage of a garage in a nearby block. The accommodation is thoughtfully arranged, featuring a bright open-plan sitting/dining/kitchen area, a well-proportioned bedroom, and a contemporary bathroom suite. Further benefits include double glazing, gas central heating, and a new Worcester boiler fitted in January 2023, providing both comfort and efficiency.*

- One Bedroom Ground Floor Maisonette
- Open-Plan Sitting/Dining/Kitchen Area
- Modern Re-Fitted Kitchen With Integral Appliances
- Contemporary Bathroom Suite
- Double Glazed Windows
- Gas Central Heating
- New Worcester Boiler Installed January 2023
- Garage En Bloc
- Sought-After Marchwood Location

#### **Additional Information**

Tenure: Leasehold

Lease Remaining: Approx. 91 Years

Service/Charges: £125 per annum

Local Council: New Forest District Council

Council Tax Band: A

*Disclaimer - These particulars are believed to be correct but do not constitute an offer or contract. All measurements are approximate. Services, systems and appliances have not been tested and no guarantee as to their operating ability or efficiency is given. Buyers are advised to verify all information through their solicitor*





## Accommodation / Entrance Hall

A welcoming entrance with smooth plaster ceiling, UPVC double glazed front door and radiator.

## Open Plan Sitting/Dining Room/Kitchen (4.65m x 4.32m / 15'3" x 14'2")

A generous open-plan living space with smooth ceiling, a front aspect double glazed window and ample room for both seating and dining with newly laid carpet fitted.

The kitchen area is fitted with a range of modern wall and base units with wood grain effect work surfaces, integrated oven, hob and extractor, plus integral fridge and freezer. Newly laid tiled flooring continues through the space, with plumbing available for a washing machine.

## Inner Hall

Built-in storage cupboard providing useful shelving and hanging space.

## Bedroom (3.12m x 2.62m / 10'3" x 8'7")

A comfortable bedroom with rear aspect double glazed window and radiator.

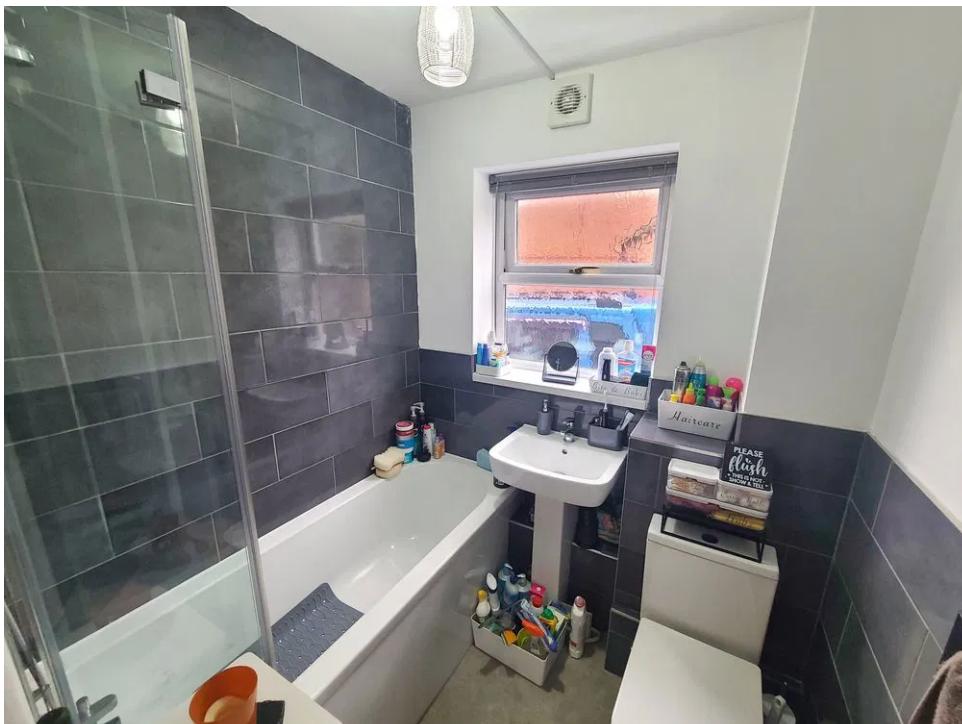
## Bathroom (1.85m x 1.68m / 6'1" x 5'6")

A modern bathroom suite comprising a panel enclosed bath with shower over and glazed screen, pedestal wash basin, WC, complimentary ceramic tiling, radiator and newly laid vinyl flooring. Smooth ceiling complements the area.

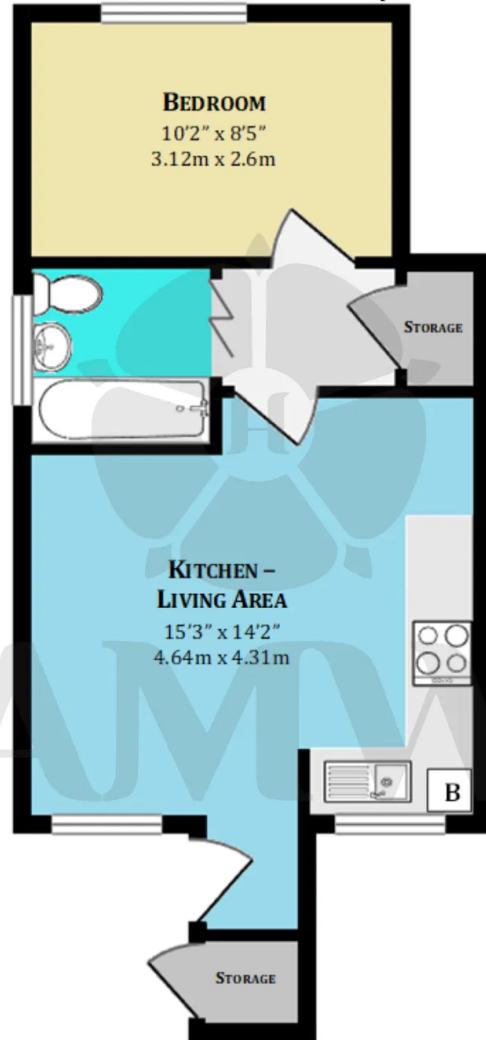
**Outside / Front Garden** - A small garden area with pathway leading to the front entrance.

**Garage** - Located in a nearby block to the front of the property, with power fitted, offering secure parking or additional storage.

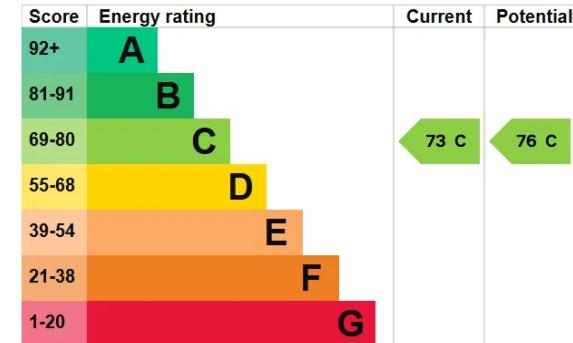
**Tenure: Leasehold / Council Tax Band: A**



TOTAL APPROX FLOOR AREA - 34 sq m. / 366 sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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## Hamwic Estate Agents

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