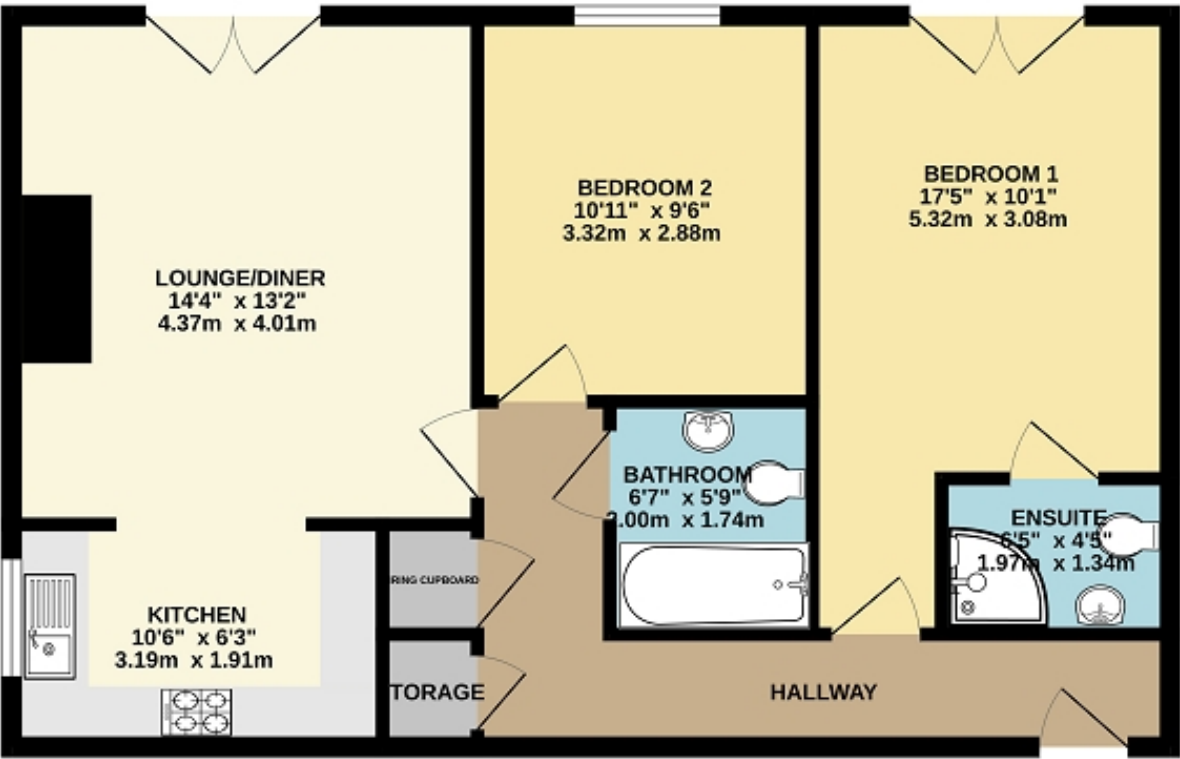


GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



BRAMBLES

ASKING PRICE

£200,000

Leasehold

Avro Court, Hamble, SO31 4FJ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Avro Court, Hamble, SO31 4FJ

2 Beds - 2 Baths

A well-presented two-bedroom ground floor flat situated within a modern development, ideally located within walking distance of both Hamble Village and the foreshore.

The property offers comfortable and convenient living, making it an ideal choice for first-time buyers, those looking for a seaside retreat, or investors seeking an attractive buy-to-let opportunity.

FEATURES

- Ground floor flat
- Parking near front door
- Two generously sized double bedrooms
- Walking distance to village amenities and River Hamble
- En suite to the master bedroom
- Great first time property or investment



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Bursledon | Warsash | Mayfair



Located within the popular Avro Court development, this well-presented apartment offers generously proportioned accommodation and an excellent location for enjoying all that Hamble has to offer. The property comprises two good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room. The living accommodation is enhanced by two Juliet balconies, while the apartment enjoys views over the well-maintained communal grounds. Avro Court also benefits from attractive communal green spaces, a childrens playground, one allocated parking space and additional visitor parking. The location is a real highlight, with Hamble Village and the foreshore within easy walking distance, offering a wonderful selection of local shops, cafes, restaurants and pubs, as well as scenic waterfront walks. Hamble Point and Port Hamble Marina are also nearby, making this an ideal setting for those who enjoy the water, boating and the relaxed village lifestyle. Beautifully cared for by the current owner, this is an excellent opportunity for a first-time buyer, investor or anyone looking for a well-maintained home in a desirable Hamble location.



Hallway
Wooden fire door. Intercom system. Skirting boards. Laminate wooden effect flooring. Radiator. Storage unit including shelving. Another storage unit which houses electric boiler fitted just 2 years ago with extra shelving.

Main bedroom (17' 5" x 10' 1") or (5.32m x 3.08m)
UPVC double glazed door to the Juliet balcony and a double glazed picture window. Carpet. Radiator. Skirting boards.

En - suite (6' 6" x 4' 5") or (1.97m x 1.34m)
Quadrant shower with a stainless steel shower head piece. Low level WC with a concealed cistern. Pedestal basin with a stainless steel mixer tap. Walls partially tiled. Tiled flooring. Radiator. Extractor fan.

Bathroom (6' 7" x 5' 9") or (2.0m x 1.74m)
Three piece suite family bathroom. Panelled bath with a shower glass, stainless steel tap and an overhead shower piece. Low level WC. Basin with a built in vanity unit and a stainless steel tap. Partially tiled walls. Radiator. Laminate flooring. Extractor fan.

Bedroom 2 (10' 11" x 9' 5") or (3.32m x 2.88m)
Fitted carpet. UPVC double glazed window to the rear. Skirting boards. Radiator.



Living Room (14' 4" x 13' 2") or (4.37m x 4.01m)
Fitted carpet. Radiator. UPVC double glazed door to the Juliet balcony and picture window. Media wall. Coving. Curved opening to the kitchen.

Kitchen (10' 6" x 6' 3") or (3.19m x 1.91m)
Laminate flooring. Matching base and wall units. Wooden worktops. Tiled splashbacks. Integrated electric oven and induction unit. Space for fridge freezer. Washing machine. Composite sink with and drainer with a stainless steel mixer tap.

Other
Lease details:
133 years left on lease
Service charge - £148 per month
Ground rent - £200 per year

Eastleigh borough council, band A - £1,627.09 per annum
Sellers position- Need to find onward purchase



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.