

GROUND FLOOR



Chambers
Sales and Lettings

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Offers Over £150,000
Leasehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This one bedroom ground floor maisonette is situated at the very end of a cul-de-sac with its own side garden area. The accommodation on offer consists of a lounge/diner with fitted breakfast bar, fitted kitchen, inner lobby, separate WC and the main bedroom is at the rear of the property with an en-suite bathroom. Outside not only benefits from it's own garden but an allocated parking space close to the front door too as well as numerous visitor bays throughout the road. Located within walking distance to all the village amenities in Hamble as well as the River Hamble itself ideal for those water sport enthusiasts. This would make a great first time buyer purchase or Investment opportunity. Please call Chambers on 01329 665700. or 02380 010440 to arrange a viewing and avoid missing out.

Lounge/Diner
13'7" x 13'6" (4.16 x 4.12)
Accessed via a wood and glazed front door, feature bay window to front elevation, fitted breakfast bar, electric wall heater, access to shelved cupboard.

Kitchen
8'3" x 6'0" (2.53 x 1.83)
Modern fitted units with integrated electric hob with oven, inset stainless steel sink, space for washing machine, space for fridge/freezer, window to lounge.

Cloakroom
Fitted low level WC, inset vanity sink unit, heated towel rail, extractor fan.

Bedroom
10'9" x 9'7" min (3.30 x 2.93 min)
Double glazed window to rear elevation, wall mounted electric heater, door t:o:

Ensuite Bathroom
Fitted with a panel bath with mixer taps and separate shower over, inset vanity sink, heated towel rail, extractor fan.

Own Garden
Situated at the side of the property.

Communal Garden

Parking
One allocated space in front of the property.

Leasehold Information
Legth of Lease: The lease began in 2005 and is for 155 Years.
Ground Rent is £200 Per Annum (£100 paid 6 monthly)
Service Charge is £800 Per Annum