

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hamble Lane

Hamble, SO31 4QE

Offers In The Region Of £120,000



- Over 60s Retirement
- Ground Floor
- Residents & Visitor Parking
- Lifts To All Floors
- Well Maintained Gardens

- One Bedroom Apartment
- No Forward Chain
- Residents Communal living room/Kitchen
- Laundry Room & Guest Bedroom
- Service Charge £3288 Per Year

Tel: 023 8045 8054

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Hunters are delighted to offer this over 60 retirement apartment with residents and visitor parking in the desirable area of Hamble. This one bedroom ground floor apartment comprises fitted kitchen, living room with double doors opening to patio and well maintained communal gardens, double bedroom and shower room. Further features include a resident's lounge, laundry room and guest bedroom for a small cost. The property is offered with no forward chain.

### Front Approach

Residents parking, key fob and phone entry system.

### Communal Entrance

Lift to all floors, access to residents lounge and laundry.

### Entrance Hall

Airing cupboard housing, hot water tank, linen shelving, electric storage heater, fitted carpet, door to:

### Kitchen

11'1" x 6'7" (3.38m x 2.01m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, stainless steel sink unit with mixer tap, space for under counter fridge, and freezer space for cooker, vinyl flooring.

### Living Room

13'5" x 11'1" (4.09m x 3.38m)

Double glazed Window to rear aspect, electric storage heater, fitted carpet, TV point, uPVC double glazed double doors to small patio, and communal gardens.

### Main Bedroom

11' x 9'11" (3.35m x 3.02m)

Two double glazed windows to rear, electric radiator, fitted carpet, built in double wardrobe.

### Shower Room

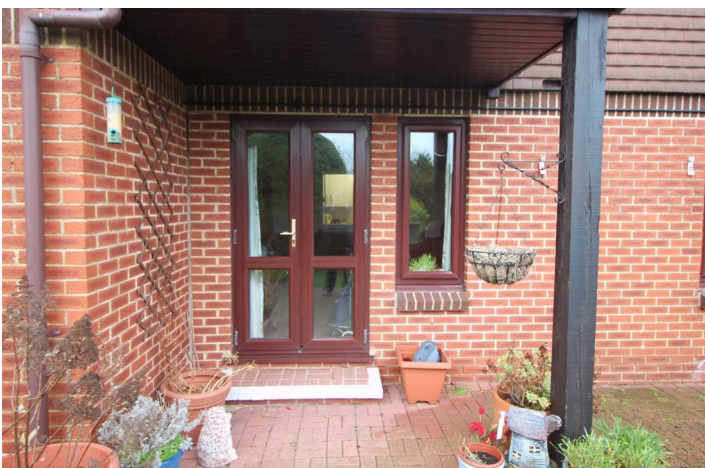
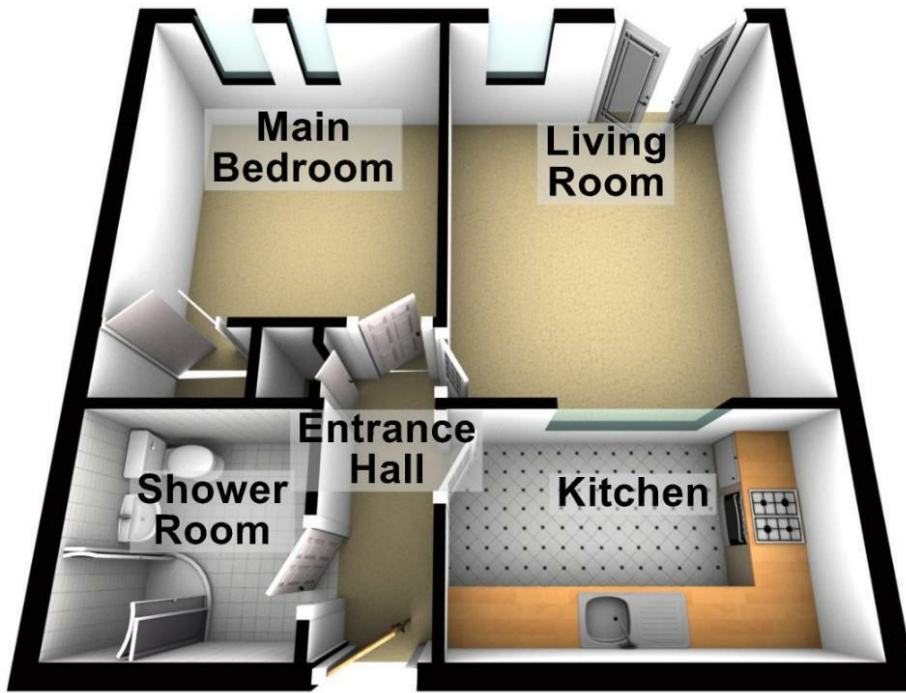
Fitted with three piece suite comprising tiled shower enclosure with electric shower over, pedestal wash hand basin, low-level WC and extractor fan tiled splashbacks, tiled flooring wall mounted electric heater.

### Outside

Hambleside Court features beautiful and well maintained communal gardens with pond and seating areas. Equally suited for quiet contemplation or socialising.

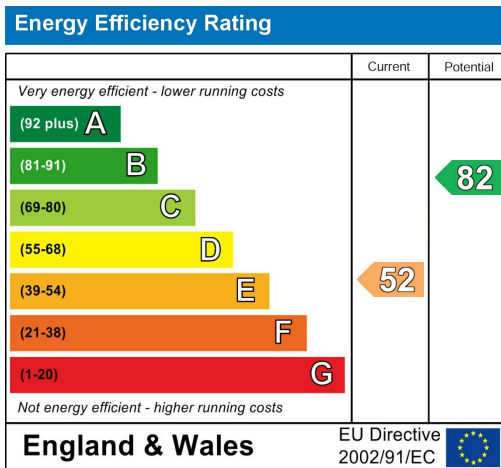
Floorplan

Ground Floor





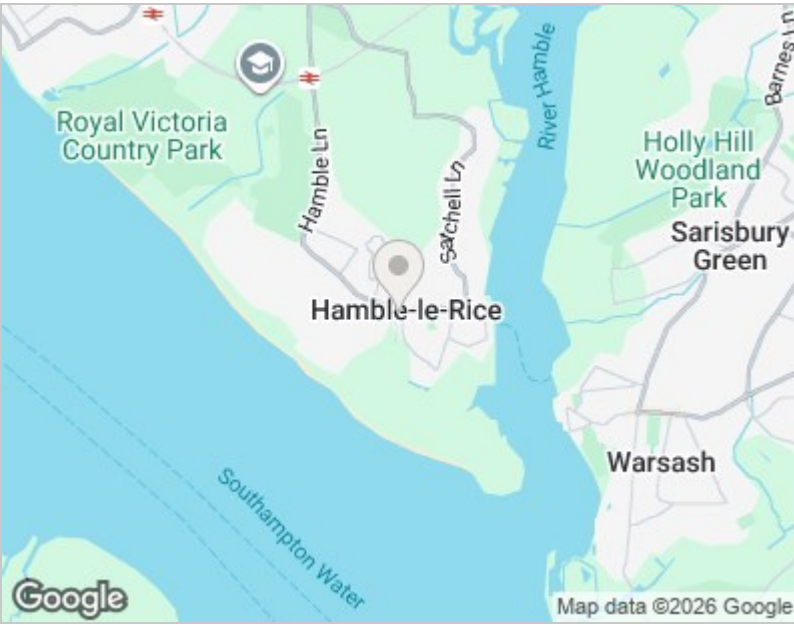
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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