GROUND FLOOR



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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Flat 20 Hamblewood Court Church Lane Botley Southampton SO30 2UE

£179,950
Leasehold

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This immaculate fully refurbished one bedroom retirement apartment is set in a stunning location close to Botley village amenities. The accommodation consists of entrance hallway, lounge/diner, refitted kitchen (2024) balcony with stunning views of the woodland, master bedroom with fitted wardrobes and views over the gardens and a refitted shower room. Outside there are numerous parking bays offerred on a 'free to all' basis This accommodation is designed for over 55's and has the benefit of your own entrance door as well as the use of the well mainteained grounds with sculptured lawns adjacent to the River Hamble. This property has been lovingly restored by the present owners and fully warrants an internal inspection to fully appreciate.

Entrance Hallway
Accessed via a glazed UPVC front door, staircase to first floor.

Landing
Doors to all rooms access to loft via void, radiator.

Lounge/diner
18'11" x 10'5" (5.78 x 3.19)
Intercom handset, Feature Adam style fireplace with fitted electric fire, modern vertical radiator, space for dining table and chairs, warden controlled pull cord, doors to balcony and to:

Kitchen
Refitted in 2024, fitted with a range of modern wall and base cupboard/drawer units, inset sink one and half bowl sink unit with mixer tap, integrated appliances including a low level oven, four burner gas hob and cooker hood over, space for fridge freezer, plumbing for washing machine, space for dishwasher. space for eye level microwave, fitted wine rack, double glazed window to rear elevation, wood laminate flooring.

Balcony
UPVC elevations, power and light and wall mounted electric heater. This is currently used as an office with pleasant woodland views.

Refitted Shower Room
Refitted with a large shower cubicle, large fitted bathroom cabinet, inset vanity sink unit with storage beneath, concealed WC, chrome heated towel rail, fully tiled walls, illuminated mirror, inset spotlights to ceiling, extractor fan.

Master Bedroom
15'3" x 11'2" (4.67 x 3.42)
Double glazed window to front elevation with views over the sculptured gardens, complete fitted bedroom furniture including mirrored wardrobes, chest of drawers, bedside tables and fitted shelving, warden controlled pull cord, radiator.

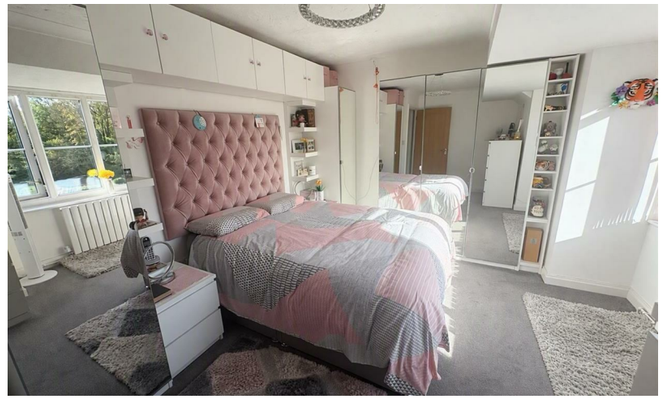
Leasehold Details
Term of Lease: 60 Years remaining
Service charge and ground rent : £216 per month (this includes building insurance, window cleaner, gardener and a sinking fund.)

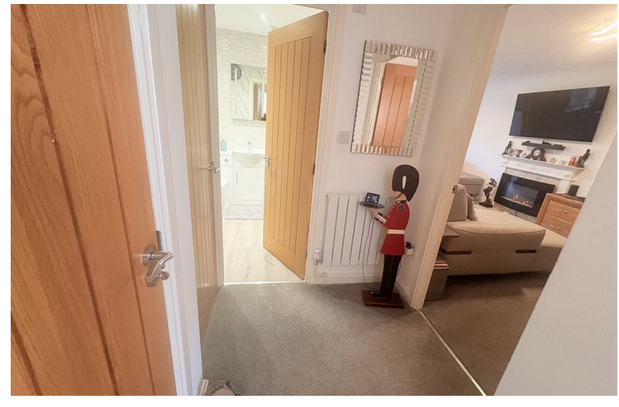
Communal Gardens
Beautiful surrounding areas of sculptured lawns with a woodland backdrop adjacent to the River Hamble, occasional seating benches and a central bandstand.

Parking
There are numerous parking bays which are 'free to all'.





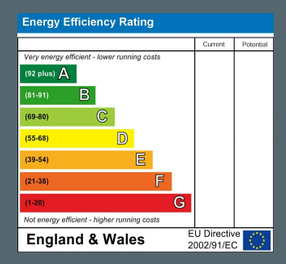














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