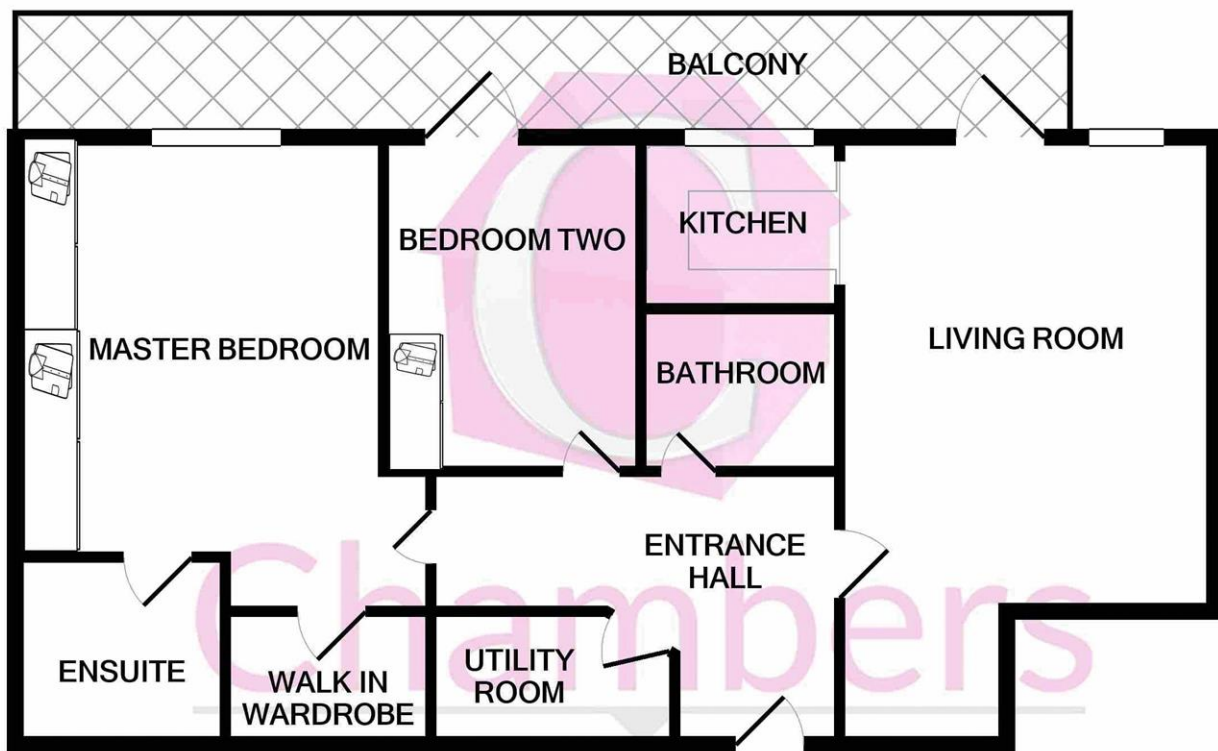




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Chambers
SALES & LETTINGS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





27 Folland Court, Hamble, SO31 4JS

£375,000

Chambers are proud to be offering this deceptively SPACIOUS PENTHOUSE apartment in the highly requested area of Hamble available to the over 60's. Folland Court was built in 2016 to a very high specification throughout including underfloor heating, 24 HOUR manager CALL OUT, triple glazed windows by McCarthy and Stone. The accommodation consists of a large entrance hallway, a stylish lounge/diner, fitted kitchen with appliances, master bedroom with en-suite facilities and a walk in wardrobe plus built in wardrobes, a generous second bedroom with access to the balcony and fitted storage units and a family bathroom. The property has two access doors to a large BALCONY immediately overlooking the landscaped garden and offers DISTANT SEA VIEWS towards the I.O.W. This penthouse is one of 26 apartments and can be accessed via two LIFTS. There is a Ventaxia air filtering system in all rooms. There is a communal lounge which can be used at anytime for socialising and an additional benefit is the 'Guest Suite' which homeowners visitors can use overnight by booking in advance. This truly is an exceptional apartment within walking distance to all the village amenities and the popular Hamble River. An internal inspection is strongly advisable to fully appreciate the secure retirement lifestyle on offer here.

Entrance Hallway 13' 10" x 8' 6" (4.21m x 2.6m)

A spacious hallway giving access to all rooms, security intercom system, inset spotlights, door to cupboard housing meters. Access to loft via void, Oak glazed door into:

Lounge 24' 9" max x 12' 11" (7.54m x 3.94m)

Triple glazed window and access onto the balcony, oak glazed door to:

Kitchen 7' 11" x 7' 2" (2.42m x 2.19m)

Fitted with a range of modern cream gloss wall and base cupboard/drawer units, inset sink unit with mixer tap, integrated appliances including a four ring ceramic electric hob with stainless steel chimney hood over, dishwasher, fridge freezer and electric oven fitted at half height, ceramic tiled floor, under unit lighting, triple glazed window to front elevation.

Master Bedroom 20' 8" max x 8' 3" plus wardrobes and door recess (6.31m x 2.52m)

Triple glazed window to front elevation, access to walk in wardrobe with automatic light, five fitted sliding door wardrobes, access to:

En-suite

Fitted with a white suite comprising of a walk in double shower area with fitted shower plus an additional rainfall shower head over, inset vanity sink unit with storage beneath, concealed WC, ceramic tiled floor, chrome heated towel rail.

Bedroom Two 15' 11" x 9' 10" (4.85m x 3.0m)

Access door to balcony, full height fitted gloss storage cupboards and wall mounted glazed cupboards plus fitted work top with undercounter fridge/freezer.

Family Bathroom

Fitted with a white suite comprising of a fitted corner shower cubicle, inset vanity sink unit with storage beneath, concealed WC, chrome heated towel rail, ceramic tiled floor.

Utility

A useful storage/utility cupboard, washing machine to remain and fitted hot water tank.

Balcony

A lovely balcony overlooking the communal grounds which can be accessed from the lounge and bedroom two with distant sea views, laid to timber decking and is fully enclosed.

Guest Suite

This room can be booked in advance for £25 per night for your guests to stay in Folland Court with En-suite facilities. All homeowners of a McCarthy and Stone apartment can book to stay at any other guest room of a McCarthy and Stone complex throughout the UK for £25.

Communal Lounge

A large beautifully furnished communal lounge with a feature fireplace, TV, inset spotlights to ceiling, use of a kitchenette with a fridge and dishwasher, upholstered armchairs and coffee tables, doors opening onto the communal gardens.

Communal Garden

Beautiful sculptured lawns with a feature wooden pergola, flower and shrub beds, block paved pathway leading to a circular patio area with seating for you to enjoy the outdoors.

Parking

The parking spaces are leased separately costing £20.83 per month per space. (The current owner rents two) and are subject to availability (currently there are 4 available to lease). There is also a visitor bay.

Council Tax

Band C

Fixtures and Fittings

Curtains and light fittings are included in the sale.

Leasehold Information

Term: 997 Years Remain

Service Charge: £298 per Month.

This includes water, manager fees, building insurance and all maintenance. Part of this sum goes into a contingency fund for any future repairs.

Ground Rent is £495 per Annum and is fixed until 2033.

Age Requirement: Only one person in a couple needs to be over 60 to qualify.



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