
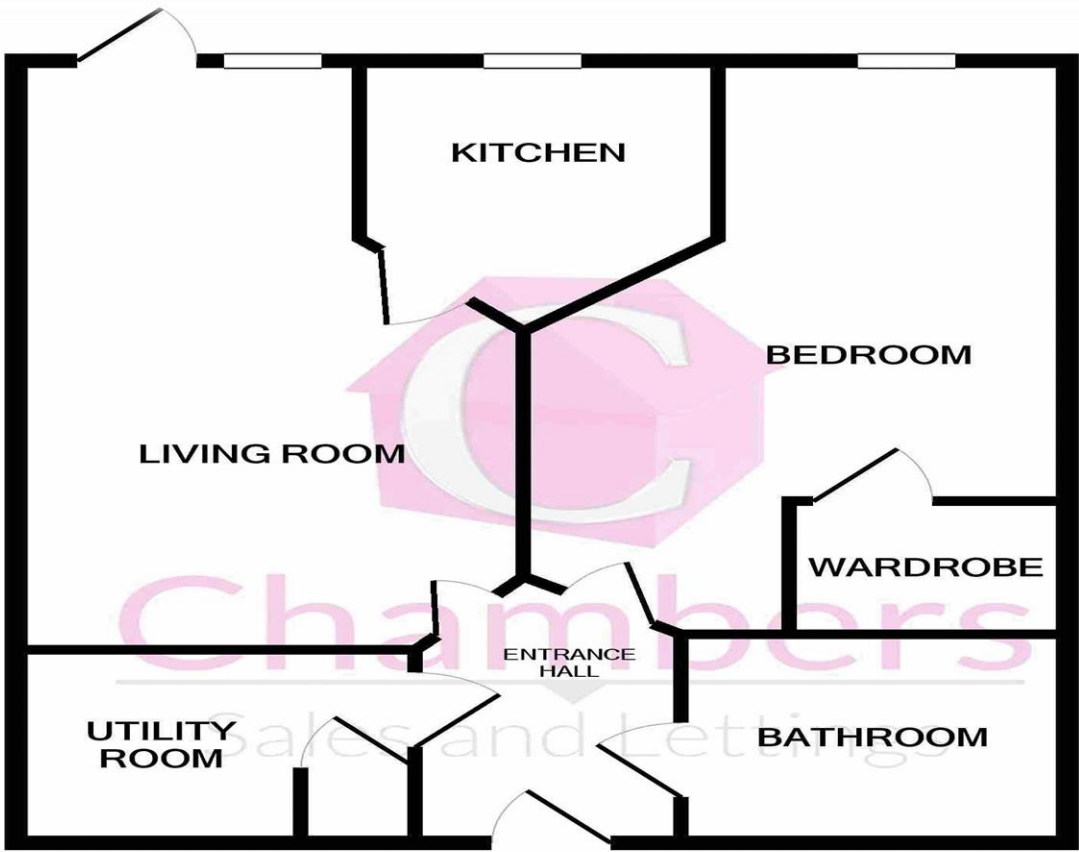


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**Chambers**
SALES & LETTINGS



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

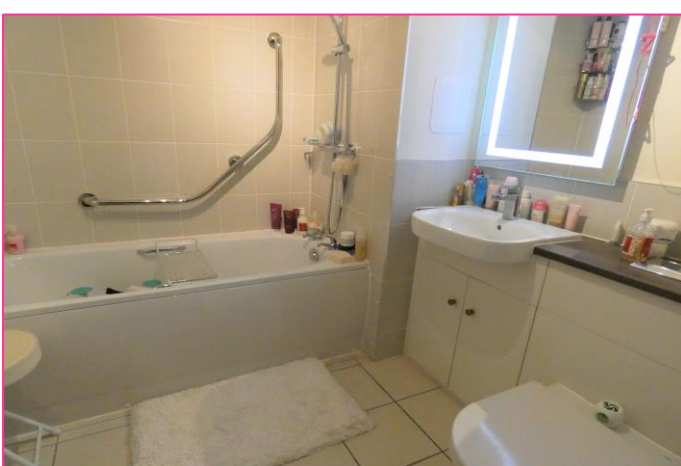
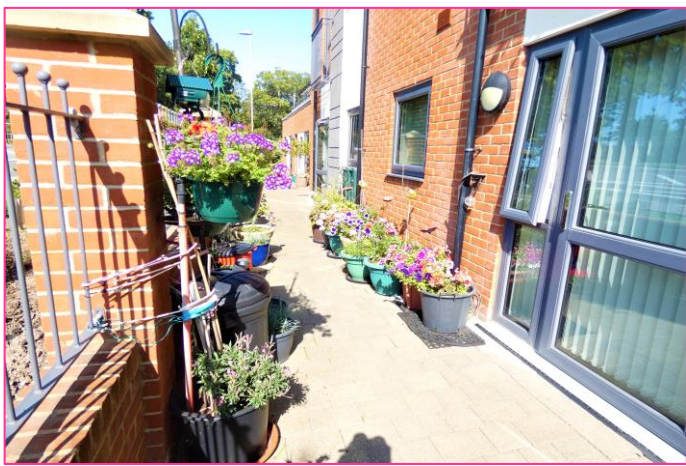
These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their 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 companies 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





3 Folland Court 70 Hamble Lane Hamble Southampton SO31 4JS

{prop_price_text}

Chambers are pleased to be selling this GROUND FLOOR RETIREMENT property in the highly sought after area of Hamble. Folland Court was built in 2016 by McCarthy & Stone to a very high specification, the property has many benefits including a 24 HOUR EMERGENCY CALL SYSTEM, Underfloor heating, TRIPLE glazed windows, security camera entry system, visitors lounge area and an on site guest room for visitors. The accommodation comprises of entrance hall, lounge/diner, fitted kitchen, utility room, bathroom and a master bedroom with walk in wardrobe. Outside the lounge has a door opening to a small patio area, and parking to the rear and a beautifully landscaped rear communal garden with pergola. Situated a stones throw from the village amenities and close to the river Hamble for idyllic scenic walks an internal viewing is essential to appreciate the ideal retirement property on offer here.

Entrance Hall

Fitted security camera entry system, underfloor heating, inset spotlights to ceiling, 24 Hour emergency managers pull cord, doors to utility room, bathroom, master bedroom and to :

Utility Room 7' 6" x 5' 3" (2.29m x 1.6m)

Fitted with plumbing for washing machine which will be included, hot water tank and meter cupboard.

Bathroom

Fitted with a three piece suite comprising of panel bath with fitted hand rail and with two shower heads over, inset vanity sink unit with mirror and light above, low level WC, half tiled walls, chrome heated towel rail, ceramic tiled floor.

Lounge/Diner 24' 11" x 11' 4"max x 3.45m)

Triple glazed door to front elevation opening onto patio area, TV aerial point, underfloor heating, Oak glazed door to kitchen.

Kitchen 8' 6" x 7' 7" (2.6m x 2.3m)

Triple glazed window to front elevation, fitted with a range of cream gloss wall and base cupboard/drawer unit with under unit lighting, laminate work surfaces over, inset stainless steel sink unit with mixer tap, fitted appliances including electric oven and hob, upright fridge freezer and dishwasher, ceramic tiled floor with under floor heating.

Master Bedroom 18' 8" x 9' 7" max (5.7m x 2.91m)

Triple glazed window to front elevation, access to walk in wardrobe.

Parking

The current owner pays £250 per year to have a parking space to the rear. Applications can be made via the site manager.

Ground Rent

The sum of £212.50 is paid every 6 months this includes, the 24 emergency service, window cleaning, gardening and heating of communal areas and water rates, and building insurance.

Service Charge

The current owner pays £207.89 per month

Leasehold Information

The length of lease is 999 years which began in 2016



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