BRAMBLES

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£195,000











- Ground floor flat
- Parking near front door
- Two generously sized double bedrooms
- Walking distance to village amenities and River Hamble
- En suite to the master bedroom
- Great first time property or investment

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Ref: PRA12816

Viewing Instructions: Strictly By Appointment Only

General Description

A well-presented two-bedroom ground floor flat situated within a modern development, ideally located within walking distance of both Hamble Village and the foreshore.

Accommodation

Hallway

Wooden fire door. Intercom system. Skirting boards. Laminate wooden effect flooring. Radiator. Storage unit including shelving. Another storage unit which houses electric boiler fitted just 2 years ago with extra shelving.

MAIN BEDROOM (17' 5" x 10' 1") or (5.32m x 3.08m)

UPVC double glazed door to the Juliet balcony and a double glazed picture window. Carpet. Radiator. Skirting boards.

EN - SUITE (6' 6" x 4' 5") or (1.97m x 1.34m)

Quadrant shower with a stainless steel shower head piece. Low level WC with a concealed cistern. Pedestal basin with a stainless steel mixer tap. Walls partially tiled. Tiled flooring. Radiator. Extractor fan.

Bathroom (6' 7" x 5' 9") or (2.0m x 1.74m)

Three piece suite family bathroom. Panelled bath with a shower glass, stainless steel tap and an overhead shower piece. Low level WC. Basin with a built in vanity unit and a stainless steel tap. Partially tiled walls. Radiator. Laminate flooring. Extractor fan.

Bedroom 2 (10' 11" x 9' 5") or (3.32m x 2.88m)

Fitted carpet. UPVC double glazed window to the rear. Skirting boards. Radiator.

Living Room (14' 4" x 13' 2") or (4.37m x 4.01m)

Fitted carpet. Radiator. UPVC double glazed door to the juliet balcony and picture window. Media wall. Coving. Curved opening to the kitchen.

Kitchen (10' 6" x 6' 3") or (3.19m x 1.91m)

Laminate flooring. Matching base and wall units. Wooden worktops. Tiled splashbacks. Integrated electric oven and induction unit. Space for fridge freezer. Washing machine. Composite sink with and drainer with a stainless steel mixer tap.

Other

Lease details:
133 years left on lease
Service charge - £148 per month
Ground rent - £200 per year

Eastleigh borough council, band A - £1,627.09 per annum
Sellers position- Need to find onward purchase

Services

EPC Rating:74

Tenure

We are informed that the tenure is Leasehold

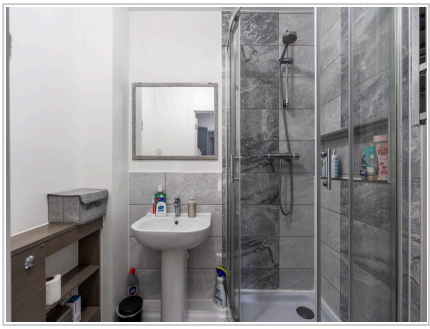
Council Tax

Band Not Specified







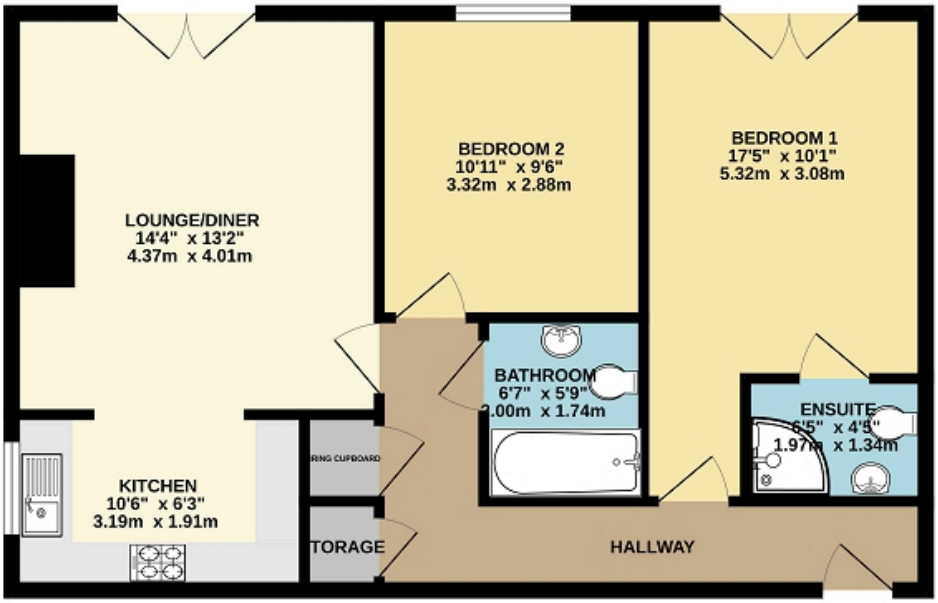









GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.
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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.