
Addison
ESTATE AGENTS









Flat 18, Hamblewood Court Church Lane, Botley,

£185,000 Leasehold

ONE BEDROOM FIRST FLOOR MAISONETTE – OVER 55s – NO FORWARD CHAIN

Offered with NO FORWARD CHAIN, this well-presented one-bedroom first-floor maisonette is situated within the sought-after retirement development of Hamblewood Court, in the heart of Botley. The property has its OWN PRIVATE FRONT DOOR and is set within beautifully maintained communal grounds.

Available to the OVER 55s, the accommodation comprises a spacious lounge/diner, separate kitchen, generous double bedroom with fitted wardrobe and rear enclosed-style balcony, and a bathroom with separate shower. The property also benefits from gas central heating and residents' private parking.

Access to the first floor is via stairs, with an OPTIONAL STAIR LIFT AVAILABLE BY SEPARATE NEGOTIATION.

Hamblewood Court benefits from an onsite warden, guest suite available for a charge, community bus service to Sainsbury's and occasional organised trips and activities.

LOCATION

Ideally positioned within walking distance of Botley High Street, offering a selection of shops, pubs, restaurants and regular bus services. Botley railway station is also within easy reach, with Hedge End providing further amenities and transport links.

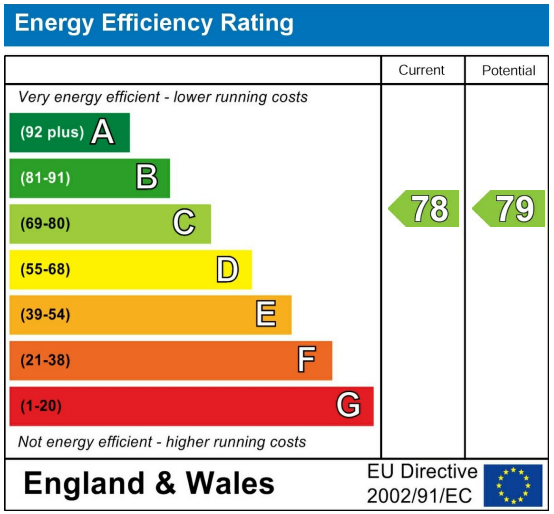
INSIDE

The private front door opens into an entrance stairwell leading to the first-floor accommodation. The spacious lounge/diner has access to the separate kitchen, which is fitted with a range of wall and base units, built-in oven and gas hob, extractor, integrated fridge/freezer and space for a washing machine.

The generous double bedroom has fitted wardrobe storage. The bathroom includes a bath, separate shower cubicle, vanity wash hand basin and WC.

OUTSIDE

The property is surrounded by BEAUTIFULLY MAINTAINED COMMUNAL GARDENS, with lawns, hedgerow borders and a central gazebo, extending towards the banks of the River Hamble. Residents also benefit from a private car park.



Further Information

Council Tax Band:
B

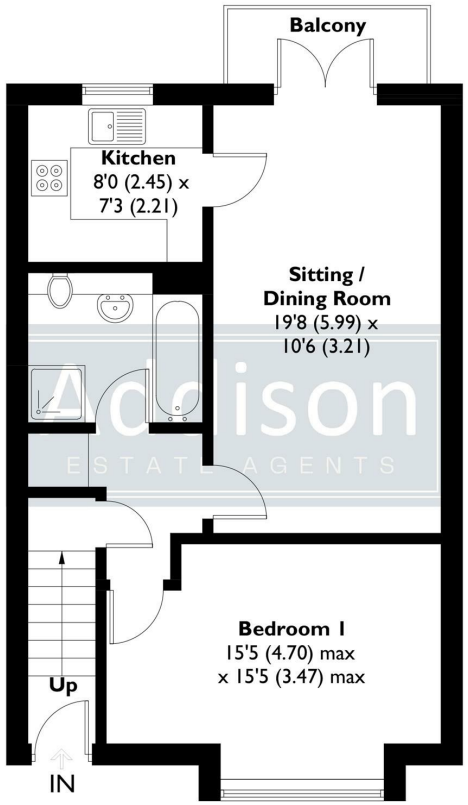
Estate or Lease Charges if Applicable:







APPROXIMATE GROSS INTERNAL AREA = 575 SQ FT / 53.4 SQ M



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1334869)

Produced for Addison Estate Agents

- ONE DOUBLE BEDROOM FIRST FLOOR MAISONETTE
- SOUGHT-AFTER OVER 55s RETIREMENT DEVELOPMENT
- OWN PRIVATE FRONT DOOR
- OFFERED WITH NO FORWARD CHAIN
- SPACIOUS LOUNGE/DINER
- SEPARATE FITTED KITCHEN
- DOUBLE BEDROOM WITH FITTED WARDROBE
- REAR ENCLOSED-STYLE BALCONY
- OPTIONAL STAIR LIFT AVAILABLE BY SEPARATE NEGOTIATION
- BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS & RESIDENTS' PARKING

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

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