

4 Walker Place, Hamble, Southampton, SO31 4BL

Asking Price £169,950

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W&W are pleased to offer for sale this two bedroom first floor apartment offered with no forward chain. The property boasts two bedrooms, lounge/dining room, kitchen, main bathroom & en-suite shower room to the main bedroom. The property also benefits from allocated parking.

Ideally positioned in the highly regarded village of Hamble-le-Rice, Walker Place offers a desirable blend of village charm and convenient connectivity. The property is close to a range of local shops, cafés, restaurants and everyday amenities, while the picturesque waterfront, marina and riverside walks are also nearby. Excellent transport links provide easy access to Southampton, the M27 and surrounding areas, making this an appealing location for both commuters and those looking to enjoy the relaxed coastal lifestyle Hamble has to offer.





ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person , which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.









Two bedroom first floor apartment offered with no forward chain

Entrance hall enjoying built in storage cupboard

Lounge/dining room with window to the front

Kitchen with integrated oven/hob with space for additional appliances

Main bedroom benefitting from built in wardrobes & en-suite shower room

Guest bedroom

Main bathroom comprising three piece suite

Allocated parking

105 Years remaining on the lease

Ground rent charge approx. £311.01 PA with a current review period TBC

Service charge approx. £909.72 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Electric heating

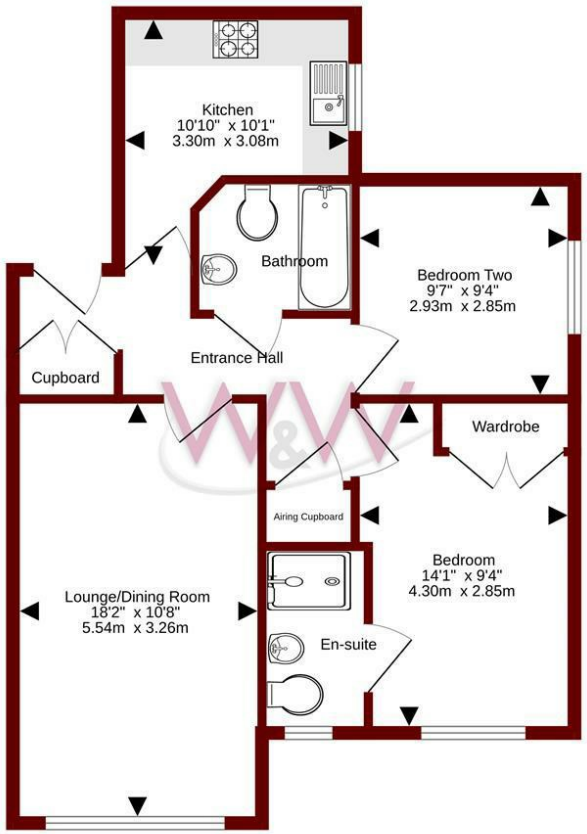
Broadband - There is no broadband currently connected to the property

Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

Please check here for all mobile networks - https://checker.ofcom.org.uk/

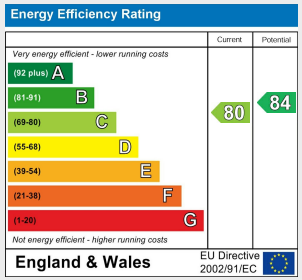


Ground Floor
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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Council Tax Band - C

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - B

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