



BRAMBLES

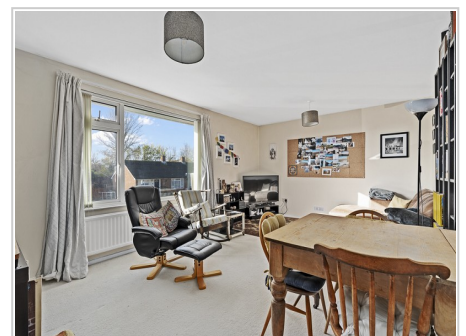
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190,000



- Generous accommodation with two double bedrooms
- Gas central heating and double glazing throughout
- Private garden with brick build storage shed
- Spacious lounge with ample natural light from large window
- Within walking distance to Hamble village and local amenities
- No forward chain

Ref: PRA12494

General Description

Located in the sought after area of Hamble, this two double bedroom first floor flat has a private garden and the ease on no forward chain!

Accommodation

Hallway

Composite door leading into property's hallway. Laminate flooring. Skirting boards. Door to deep storage cupboard. Radiator. Doors to all rooms.

Kitchen (12' 5" x 11' 3") or (3.78m x 3.43m)

Door with opaque insets leading into room. Vinyl tiled effect flooring. Double glazed window to front. Double glazed window to front. Wall mounted Valliant combination boiler. Door to previous airing cupboard with plumbing for washing machine or large storage cupboard. Space for fridge freezer. Laminate work surfaces with wood effect wrap and tiled splashback. One and a half sink and drainer with chrome mixer tap. Space and plumbing for dishwasher. Free standing single electric oven with four point hob. Wall and base units.

Living Room (12' 5" x 18' 3") or (3.78m x 5.56m)

Carpet. Double glazed window to front. Double width radiator. Skirting boards.

Bedroom 1 (14' 8" x 13' 5") or (4.48m x 4.08m)

Carpet. Double glazed window to rear overlooking gardens. Radiator. Skirting boards.

Bedroom 2 (10' 11" x 11' 9") or (3.32m x 3.58m)

Continuation of laminate flooring from hallway. Double glazed window to rear overlooking gardens. Radiator. Skirting boards.

Bathroom (5' 11" x 7' 7") or (1.80m x 2.31m)

Vinyl flooring. Double glazed opaque window to rear. Low level WC. Panelled bath with tiled surround, shower rail and fitted rainfall effect shower attachment. Pedestal hand wash basin with chrome mixer tap. Skirting boards. Chrome heated towel rail.

GARDEN

Private garden at the rear which is mainly laid to lawn. Raised flower beds surrounding with a mixture of mature shrubs and trees. Private brick built storage shed.

COMMUNAL AREAS

Entrance to building via secure communal door. Tiled flooring with stairs rising to first floor. Pedestrian door on ground floor leading to rear of property. Double glazed windows to front and rear on communal landing.

Other

Lease details;
125 year lease from 1983- 85 years remaining
Ground rent- £10 per annum
Service charge- Approximately £700 per annum
Management company- Vivid Homes

Eastleigh borough council tax band B- £1,608.18

Vendors position- No forward chain

Services

EPC Rating:68

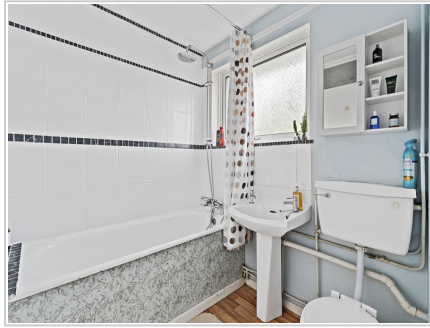
Tenure

We are informed that the tenure is Leasehold

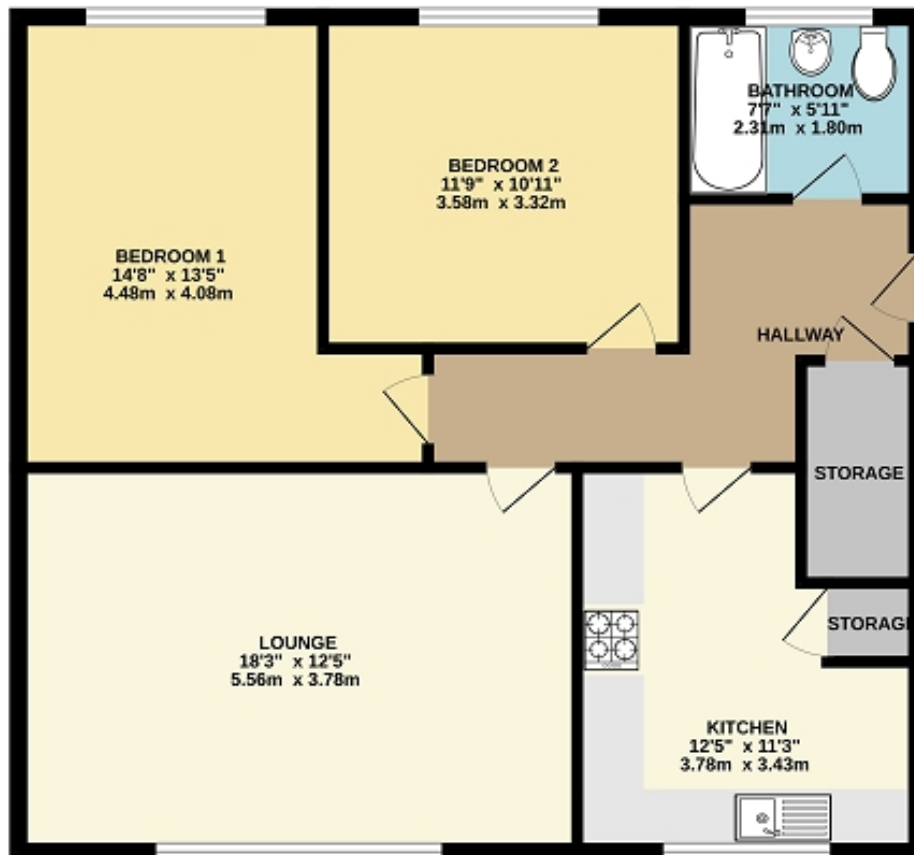
Council Tax

Band Not Specified





GROUND FLOOR



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.