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VIEWINGS AVAILABLE 7 DAYS A WEEK  
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## FOLLAND COURT, HAMBLE, SOUTHAMPTON



**MANNNS AND MANNNS ARE DELIGHTED TO MARKET A SPACIOUS ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WHICH HAS BEEN FITTED TO A VERY HIGH SPECIFICATION. BUILT BY THE RENOWNED BUILDERS MCCARTHY AND STONE IN 2016, FOR THE OVER 60's. OFFERED WITH NO FORWARD CHAIN. THE PROPERTY BOASTS ATTRACTIVE COMMUNAL GROUNDS, RESIDENT PARKING AND HOUSE MANAGER**

£220,000 Leasehold

Exclusively for those over 60, Folland Court offers a selection of 26 one and two bedroom modern apartments, set in a stunning location which boasts plenty of green amenity space. Designed specifically to accommodate retirement, Folland Court is ideal for those wishing to remain independent yet benefit from communal areas and a dedicated House Manager. The homeowners' lounge provides a peaceful setting for socialising, and the landscaped gardens offer a relaxing area for picnics as well as being pet friendly. And when you have your friends or relatives over, there is a guest suite available.

The development also features a 24 hour emergency call system, and a secure camera entrance system to the building.

This immaculately presented spacious first floor one bedroom apartment situated in Hamble Village and conveniently located near local shops and amenities. The property comprises of lounge, kitchen, bedroom, wet room and laundry/utility room and balcony.







**HALLWAY** Smooth plastered ceiling, recess spot lighting, loft access, doors to all principal rooms, underfloor heating thermostat control, emergency pull cord and double power point. Fitted double cupboard with light, hot water tank, plumbing for washing machine, thermostat controls and shelving.

**LOUNGE 5.12M X REDUCING 4.38M X 3.57M X 2.21M** Smooth plastered ceiling, air vent, triple glazed door leading to the balcony and two triple glazed windows. Electric fire with surround, ample power points, TV point. Door to ;



**KITCHEN 2.12M X 2.23M** Smooth plastered ceiling, air vent and triple glazed window to the rear elevation,. The kitchen comprises of wall and floor mounted unit, walnut effect roll top work surface, matching upstands, stainless steel sink and drainer. Ceramic hob with a glass splashback , stainless steel extractor hood with lighting, Bosch integrated oven, integrated fridge freezer and slimline Bosch dishwasher. Tiled floor, underfloor heating and ample power points.





**BEDROOM ONE 5.62MAX MEASUREMENT X 2.74M** Smooth plastered ceiling, air vent, tripe glazed window to the side and rear elevation. Ample power points, TV point. Carpeted throughout. Door to ;

**WALK IN WARDROBE**, Smooth plastered ceiling and recess spot lighting. Open shelving units, hanging rails., cupboard housing electric consumer unit and meters. Carpeted throughout.

**WET ROOM** Smooth plastered ceiling, tiled walls and floor, walk in shower with a large rainfall shower. WC, wash hand basin with cupboard space beneath, fitted bathroom mirror and chrome towel radiator.







Set in a prominent location, this development is surrounded by beautiful areas including Warsash, Netley Abbey, Bursledon, Lee-On-Solent and Fareham. Southampton is also within easy reach.

You can find plenty of local amenities just a short distance from your door, and car parking spaces are available on-site to permit holders to make wider travel even more convenient.

A charming village that sits between Southampton and Portsmouth, Hamble is an ideal retirement location. The town is famed for the Hamble River, which has strong associations with aviation and yachting and provides a great natural backdrop to the area.

The River Hamble and Hamble Quay are less than a mile away from the development, while the town centre boasts an array of shops including tea rooms, pubs and restaurants. A Co-op is located nearby for convenience shopping, and a Tesco Extra Superstore is found a couple of miles away, located just across from the site of the Hamble car boot sale which occurs every Sunday.

Public transport offers great connections in and around the town, with many locals using the pink ferries to reach areas such as Warsash. The nearest bus stop found is just metres from the development, providing connections to Southampton, Gosport and Park Gate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND B**

**Maintenance Charge: approximately £56 per week (reviewed in April)**

**Ground Rent Charges: approximately £450 to £500 per annum**

**Additional £250 per annum for rear parking space.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us on 02380 404055.**



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Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNs.