BRAMBLES

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SO31 8EQ

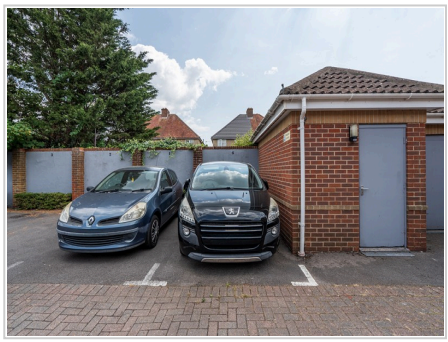
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1 Kings Avenue Hamble Southampton Hampshire SO31 4BH

£170,000











- First floor apartment on a popular, small development

Ref: PRA12802

Viewing Instructions: Strictly By Appointment Only

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General Description

Brambles Estate Agents are delighted to present this two bedroom, first floor flat with allocated parking. Conveniently located close to the amenities of Hamble.

Accommodation

COMMUNAL AREAS

Communal entrance leading to apartment on first floor. One allocated parking space.

Hallway

Front door. Double glazed window to front. Carpet. Moulded skirting boards. Storage heater. Airing cupboard housing the water tank. Loft access. Doorways lead to all rooms.

Living Room (12' 10" x 14' 0") or (3.92m x 4.27m)

Double glazed windows to rear. Carpet. Skirting boards. Storage heater. Doorway to kitchen.

Kitchen (6' 7" x 10' 4") or (2.0m x 3.16m)

Double glazed window to side. Vinyl flooring. Matching wall & base units. Ample work surfaces. Stainless steel sink and half with drainer and chrome mixer tap. Space for fridge freezer. Space for free standing cooker. Space for two appliances under the counter. Extractor.

Bedroom 1 (12' 10" x 14' 6") or (3.92m x 4.42m)

Double glazed windows to the rear. Carpet. Skirting boards. Storage heater. Built-in storage cupboard.

Bedroom 2 (7' 6" x 10' 4") or (2.28m x 3.16m)

Double glazed window to front. Carpet. Moulded skirting boards. Storage heater.

Bathroom (7' 5" x 5' 11") or (2.25m x 1.80m)

Vinyl flooring. White panel bath with chrome hardware and shower above. Low level WC with cistern. White pedestal wash basin with chrome taps. Extractor. Storage heater.

Other

Eastleigh Borough Council Tax Band B £1898.28 2026/27 charges.
Length remaining on lease: 78 Years
Service charge approximately £1000 per year.
Ground rent approximately £100 per year.
Vendors position: Need to find.

Services

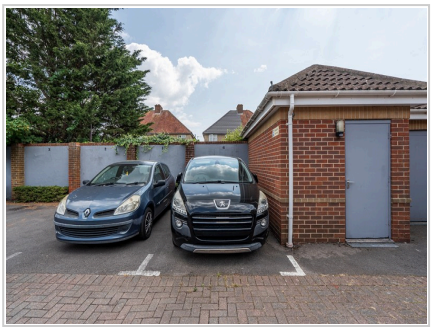
EPC Rating:66

Tenure

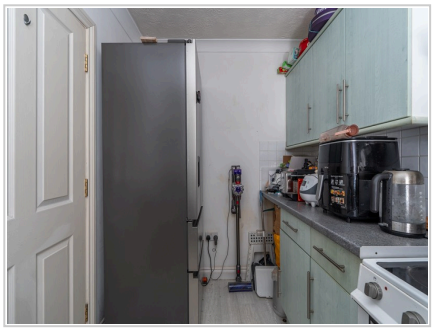
We are informed that the tenure is Leasehold

Council Tax

Band Not Specified

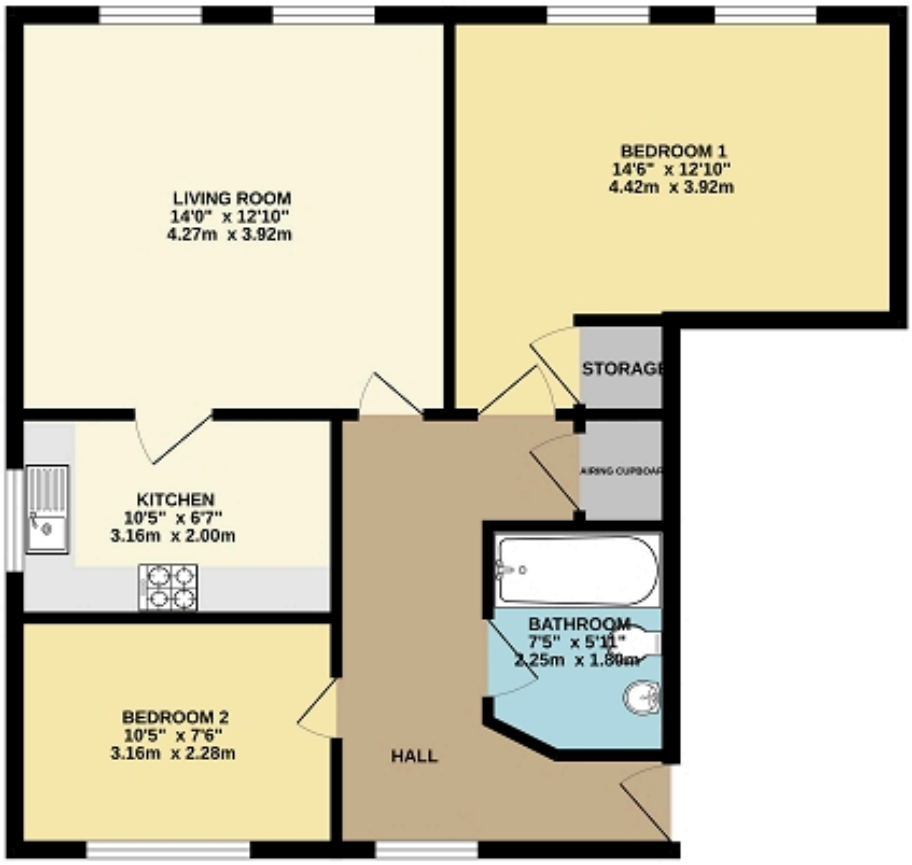








FIRST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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.