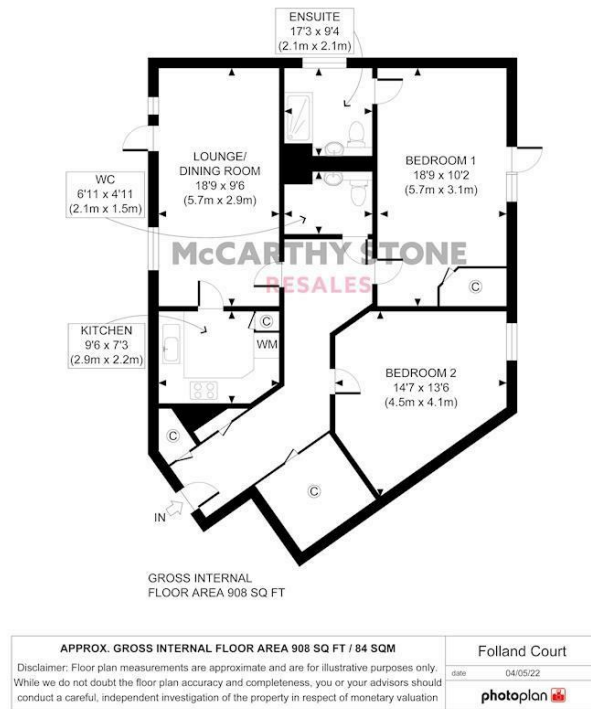


# McCARTHY STONE RESALES

## 6 FOLLAND COURT HAMBLE LANE, SO31 4JS



### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

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Stunning two bedroom ground floor apartment ex show apartment. Double glazed door opening onto a beautiful patio area.

**ASKING PRICE £350,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# FOLLAND COURT, HAMBLE LANE, HAMBLE

2 BED | £350,000

## SUMMARY

Folland Court was built by McCarthy & Stone, purpose built for retirement living. The development consists of 26 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site normal hours Monday to Friday 9 to 2pm and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for Homeowners family and friends who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Folland Court is located in Hamble a charming village that sits between Southampton and Portsmouth, Hamble is an ideal choice for your retirement. The River Hamble and Hamble Quay are less than a mile away from the development, while the village centre boasts an array of shops including tea rooms, pubs and restaurants. Opposite the development you will find Coronation Parade, which has a range of useful shops including a local co-op, a pharmacy and post office – perfect for convenience shopping.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## ENTRANCE HALL

The apartment has underfloor heating throughout with adjustable controls for each room. There is an air filtration system throughout. Front door with spy hole leads to the spacious entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with a washing machine / dryer. The 24-hour Tunstall emergency response pull cord system and

security door entry intercom can be found here. Illuminated light switches and smoke detector. All other doors lead to the bedrooms, living room and shower room.

## LIVING ROOM

A well-proportioned lounge dining room with door opening onto a beautiful patio area overlooking the communal grounds. TV and telephone points, Sky/Sky+ connection point. Ceiling lights. Fitted carpets, raised electric power sockets. Door to separate kitchen.

## KITCHEN

Modern fully fitted kitchen with tiled floor. Stainless steel sink with lever tap sits beneath the window, which overlooks the balcony. Built-in oven, ceramic hob and extractor hood. Built in dishwasher. Fitted integrated fridge/freezer and under pelmet lighting.

## BEDROOM ONE

A spacious double bedroom with a walk-in wardrobe, housing rails and shelving. Ceiling lights, TV and phone point. Double glazed window overlooking the communal gardens. Door to en-suite shower room.

## EN-SUITE SHOWER ROOM

A modern partially tiled en-suite shower room, fitted with suite comprising of; shower, WC with concealed cistern, vanity unit with wash basin and mirror above. Electric heated towel rail. Tiled floor.

## BEDROOM TWO

Another spacious double bedroom, which could alternatively be used as a separate dining room or home office. Ceiling lights, TV and phone point.

## SHOWER ROOM

A modern wet room style shower room comprising of; shower, WC with concealed cistern, vanity unit with

wash basin and mirror above. Electric heated towel rail. Tiled flooring.

## SERVICE CHARGE (BREAKDOWN)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £3,851.76 p.a (for financial year end 30/09/2022).

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASE INFORMATION

Lease Length: 999 Years from 2016

Ground Rent: £495

Ground Rent Review: Jan 2031

