



**£172,500**  
**17 Hamble Court, Shannon Road**  
Stubbington, PO14 3TD



## PROPERTY SUMMARY

This charming ground floor retirement apartment is available with no forward chain and is located in ever-popular Hamble Court, Stubbington which is close to local amenities and within close proximity to the village. The apartment is very well presented throughout and boasts an entrance porch, an open-plan lounge/diner, a spacious bedroom overlooking the well maintained garden, a kitchen and refitted shower room. With a private gate onto Cuckoo Lane, Hamble Court has direct access to the local convenience store and provides an ideal blend of assisted yet private and independent retirement living. Call us now in our Stubbington Office to book in your viewing.





## **ENTRANCE PORCH**

**LOUNGE** 13' 8" x 12' 3" (4.17m x 3.73m)

**DINING ROOM** 12' 1" x 9' 7" (3.68m x 2.92m)

## **INNER HALLWAY**

**KITCHEN** 9' 4" x 5' 5" (2.84m x 1.65m)

**BEDROOM** 11' 1" x 9' 7" (3.38m x 2.92m)

**SHOWER ROOM** 6' 6" x 6' 5" (1.98m x 1.96m)

**OUTSIDE** Hamble Court comprises of pleasant communal grounds and communal parking for both the residents and their visitors. To the rear of Hamble court can be found a communal garden that is accessed via a gate with a key, through here you will find a short walk to the local amenities.

## **LEASEHOLD DETAILS**

Lease Length: 125 years from 1984.

Service Charge & Ground Rent - £128.38 per month maintenance charge, to include buildings insurance.



GROUND FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
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