



A superbly located 2 bedroom duplex apartment

14 Hamble Manor, Green Lane, Hamble, Southampton SO31 4GB

Leasehold

savills

Dining hall • Sitting room • Kitchen • 2 bedrooms
 • 2 shower rooms • Garage • Allocated parking space
 • Communal gardens including swimming pool
 • EPC = D

Situation

The historic village of Hamble is one of the most sought after villages on the south coast and enjoys a lovely atmosphere amongst local specialist shops, pubs and good restaurants. There are three marinas and comprehensive support facilities for the sailing enthusiast, indeed Hamble is world renowned as a centre for water sports and activities. Southampton city centre is approximately six miles distant and there are good connections to London and Winchester via the M3 and Southampton Airport Parkway which connects to London Waterloo in one hour and ten minutes; Southampton International Airport (10 miles) offers an excellent choice of European destinations.

Description

Number 14 Hamble Manor is a well laid out duplex apartment which lies in a Conservation area and has fine views out towards Hamble River. The property is arranged over first and second floors and at first floor level there is a kitchen which is fitted with a range of floor and wall mounted units including cupboard and drawer sections and work surfaces over. A dining hall provides excellent space for formal entertaining and a

separate sitting room with balcony enjoys some fine views over the Hamble River. There is a bedroom and shower room on the first floor and on the second floor a double bedroom and shower room. Outside there are extensive communal gardens which enjoy the use of a heated swimming pool (heated to 30 degrees) and barbecue area for the enjoyment of all residents, with visitor parking beyond. The property has an allocated parking space and a garage.

Tenure

Leasehold. The freehold is owned by Hamble Green Management Ltd. There will be a new lease of 156 years.

Services

Mains electricity, water, gas and drainage.

Outgoings

Council Tax - Band D
 Service charge £1,400 p.a.

Local Authority

Eastleigh Borough Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

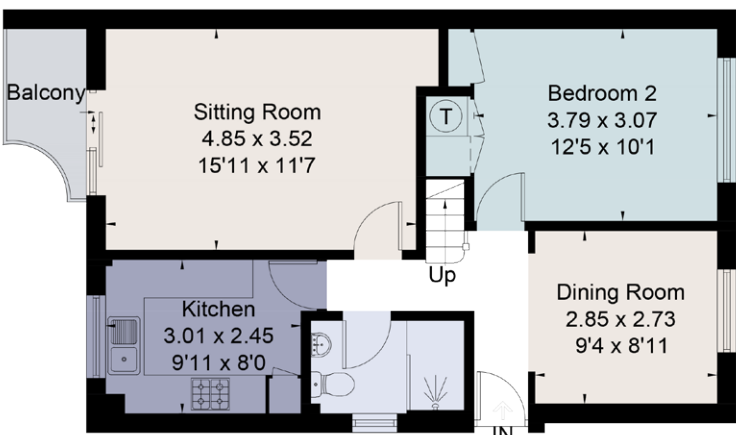




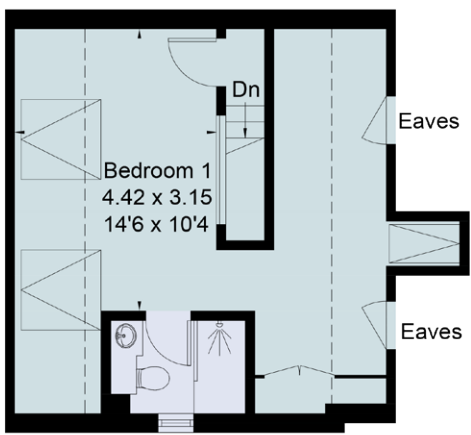
Approximate Area = 92.5 sq m / 996 sq ft
Including Limited Use Area (12.8 sq m / 138 sq ft)
For identification only. Not to scale.
© Fourwalls Group



□ = Reduced head height below 1.5m



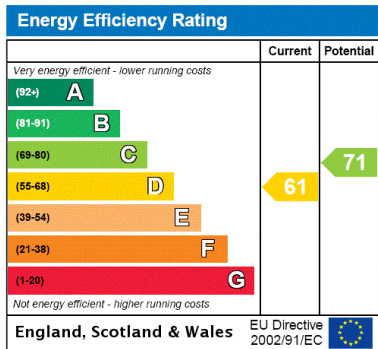
First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 244594

For identification only. Not to scale. © 191023MT



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

