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Folland Court
Hamble Lane
Hamble
Southampton
SO31 4JS

Beautifully presented one bedroom first floor retirement apartment built in 2016 by the renowned builder McCarthy Stone. The property boasts well tended communal grounds, residents parking and a house manager. No forward chain.

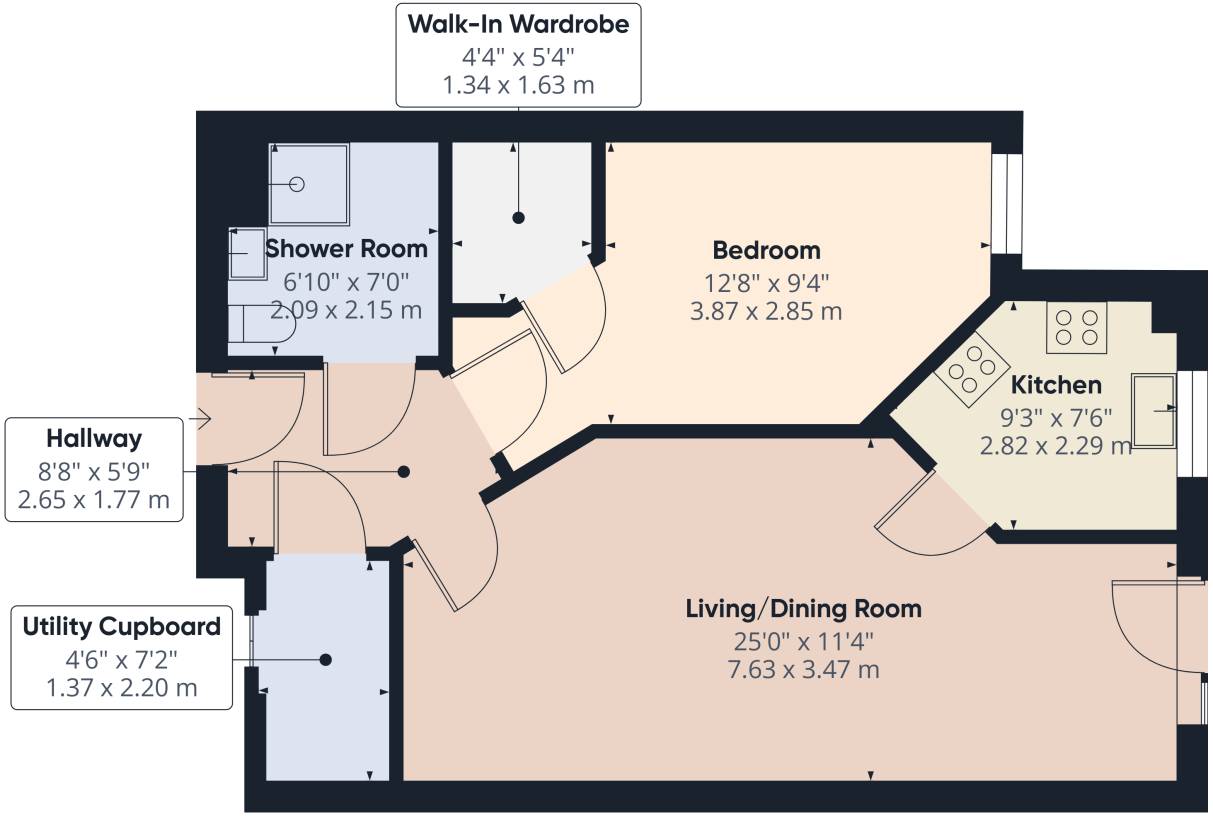
£175,000 Leasehold

Built exclusively for those over sixty, Folland Court offers a selection of one and two bedroom apartments, set in a stunning location which boasts plenty of surrounding 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. A guest suite is available for visiting friends and family. The development also features a 24-hour emergency call system, and a secure camera entrance system to the building.

Situated on the first floor, the apartment is neutrally decorated throughout. The accommodation itself benefits from underfloor heating and triple glazing and comprises a lounge/dining room, kitchen, bedroom with walk-in wardrobe, shower room and a utility cupboard.

Set in a prominent location within the sailing mecca of Hamble, this development is surrounded by beautiful villages including Netley Abbey, Bursledon, Warsash to name but a few. Public transport offers great connections in and around the town, with many locals using the pink ferry to reach areas such as Warsash. The nearest bus stop is just metres from the development, providing connection to Southampton. Hamble train station offers travel to Southampton Central and Portsmouth Harbour.

A charming village that sits between Southampton and Portsmouth, Hamble is, in our opinion, an ideal retirement location. The village is famed for the River Hamble which has strong associations with aviation and yachting and provides a picturesque backdrop to the area. The River Hamble and Hamble Quay are less than a mile away from the development, while the village boasts an array of shops and restaurants. A Co-op is located in close proximity for convenience shopping, and a Tesco Superstore is found at the end of Hamble Lane, just off junction 8 of the M27.



Approximate total area(1)

578 ft²

53.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accommodation

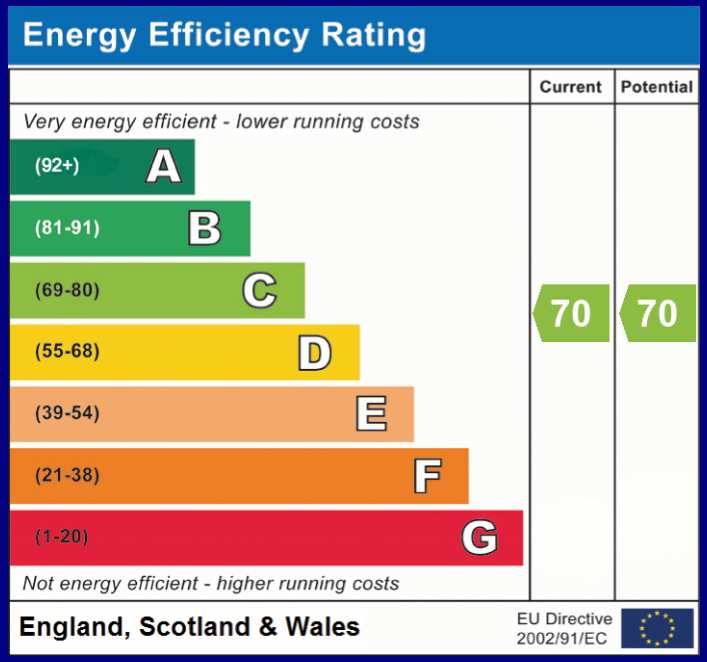
Upon stepping into the property, you are welcomed into the hallway offering doors to all rooms and an intercom entry system. A door opens into a useful utility cupboard providing storage space, plumbing for a washing machine and housing the hot water cylinder.

The well-proportioned living/dining room is light and airy and benefits from windows and a door opening onto a Juliette balcony providing views towards nearby green spaces.

The modern kitchen comprises a range of matching wall and base units with a work surface over. There is a built in electric oven, four ring electric hob with an extractor hood above and space for a freestanding or integrated fridge/ freezer (current fridge/freezer will remain). The kitchen benefits from a front elevation window, under which lies a stainless-steel sink and drainer.

The bedroom is a well-proportioned double room with a front elevation window and a walk-in wardrobe offering hanging space and shelving.

The shower room is principally tiled and comprises a level access shower with an additional handheld attachment, a WC and an inset wash hand basin above a vanity unit. There is an electric heated towel rail and extractor fan.



COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2026/27 £1898.28.
UTILITIES: Mains electricity, water and drainage. Water usage is included in the service charge (see below).
LEASEHOLD DETAILS: Residue of 999 years from 1st January 2016. Ground rent £425 per annum (rent review period 15 years). Service charge £3429.86 per annum. Upon selling the property, 1% of the sale price is payable by the vendor to the property service charge contingency fund.
Residents parking is available via permit (charges apply circa £500 per year).
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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The Property Ombudsman

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).
Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.