



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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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>



Flat 20 Hamblewood Court
Church Lane
Botley
Southampton
SO30 2UE



01329 665700

Stubbington

Bursledon

02380 010440

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Court Church Lane
Botley
Southampton
SO30 2UE

£189,950
Leasehold



Entrance Hallway

Accessed via a glazed UPVC front door, staircase to first floor.

Landing

Doors to all rooms access to loft via void, radiator.

Lounge/diner

18'11" x 10'5" (5.78 x 3.19)

Intercom handset, Feature Adam style fireplace with fitted electric fire, modern vertical radiator, space for dining table and chairs, warden controlled pull cord, doors to balcony and to:

Kitchen

Refitted in 2024, fitted with a range of modern wall and base cupboard/drawer units, inset sink one and half bowl sink unit with mixer tap, integrated appliances including a low level oven, four burner gas hob and cooker hood over, space for fridge freezer, plumbing for washing machine, space for dishwasher. space for eye level microwave, fitted wine rack, double glazed window to rear elevation, wood laminate flooring.

Balcony

UPVC elevations, power and light and wall mounted electric heater. This is currently used as an office with pleasant woodland views.

Refitted Shower Room

Refitted with a large shower cubicle, large fitted bathroom cabinet, inset vanity sink unit with storage beneath, concealed WC, chrome heated towel rail, fully tiled walls, illuminated mirror, inset spotlights to ceiling, extractor fan.

Master Bedroom

15'3" x 11'2" (4.67 x 3.42)

Double glazed window to front elevation with views over the sculptured gardens, complete fitted bedroom furniture including mirrored wardrobes, chest of drawers, bedside tables and fitted shelving, warden controlled pull cord, radiator.

Leasehold Details

Term of Lease: 60 Years remaining

Service charge and ground rent : £216 per month (this includes building insurance, window cleaner, gardener and a sinking fund.)

Communal Gardens

Beautiful surrounding areas of sculptured lawns with a woodland backdrop adjacent to the River Hamble, occasional seating benches and a central bandstand.

Parking

There are numerous parking bays which are 'free to all'.

