GROUND FLOOR



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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/

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19
Hamblewood Court
Church Lane
Botley
SO30 2UE

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01329 665700
Stubbington

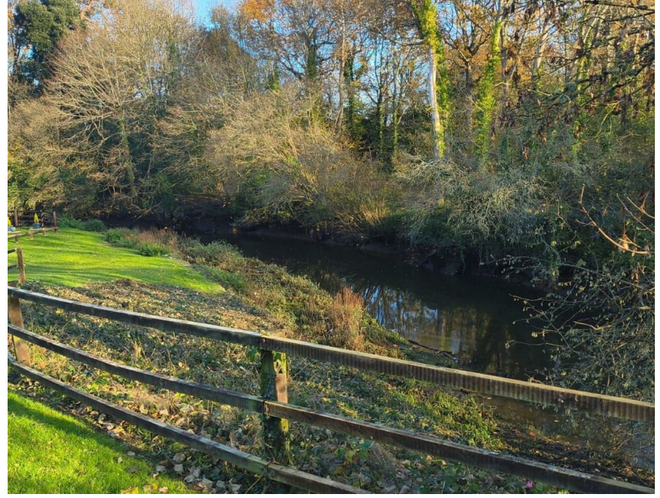
Bursledon

02380 010440

19 Hamblewood Court
Church Lane
Botley
SO30 2UE

Asking Price £195,000
Leasehold

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Hamblewood Court is a beautifully landscaped retirement village with The River Hamble as the backdrop. Situated a short stroll into Botley Village with its array of shops and other essential facilities, this much improved ground floor one bedroom apartment with its own Courtyard style garden really does warrant an early viewing. The property briefly consists of a Lounge/Dining Room, re-fitted kitchen and re=fitted shower room, with access to enclosed courtyard. Outside there is parking in the communal carpark and beautifully landscaped communal gardens.

Entrance Hallway
Textured coved ceiling, access to storage cupboard, access to under stairs storage/utility cupboard with plumbing for washing machine, radiator.

Lounge/Diner
18'11" x 10'5" (5.79 x 3.20)
Textured coved ceiling, French style doors to rear garden, feature fire surround, alarm pull cord, radiator.

Kitchen
8'0" x 7'3" (2.46 x 2.21)
Skimmed ceiling, window to rear elevation, re-fitted range of modern wall and base cupboards with work surface over, inset sink with mixer taps, built in oven, hob and canopy hood over, integrated fridge/freezer.

Bedroom
11'9" x 11'1" (3.60 x 3.40)
Textured coved ceiling, window to front elevation overlooking communal gardens, radiator.

Family Shower Room
8'0" x 6'10" (2.44 x 2.09)
Skimmed ceiling, extractor fan, re-fitted suite comprising double walk in shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage below, fully tiled walls, heated towel rail.

Rear Garden
A fully enclosed private rear garden, walled to the rear with rear pedestrian gateway, laid to artificial grass.

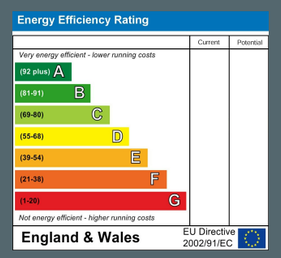
Communal Gardens
The property is situated in a private development with beautifully landscaped gardens and backdrop River Hamble frontage, bandstand and communal seating.

Leasehold Information
Stonewater Home
Terms of Lease : 149 Years remaining
Service Charge : £216.09 Per month
Ground Rent: Peppercorn
(This includes building insurance, window cleaner, gardener and sinking fund).

Services Charge: £216.09
Administration Charge
33.26
Call System Maintenance & Repairs
10.19
Caretaker Costs
32.72
Caretakers Telephone
8.70
Certification Charge
1.03
Cleaning Communal Areas
-0.65
Door Entry Maintenance & Repairs
-0.76
Electric - Communal
2.71
Fire Equipment Maintenance & Repairs
4.44
Grounds Maintenance
29.43
Insurance - Buildings
6.42
Maintenance
36.82
Metered Water - Communal
6.47
Pest Control
0.56
ROOM HIRE
-1.25
Service Charges (HB)
-16.85
Sinking Fund
64.25
Stair Lift Maintenance & Repairs
-1.40
Appliance Testing
0.00

Parking
There are numerous parking bays on a first come first served basis.

Hamblewood Court
Hamblewood Court is a fully enclosed retirement complex with beautifully landscaped gardens with River Hamble backdrop. Located within walking distance to Botley Village with its array of shopping and other facilities such as Doctors Surgery and Dentist, train station and Motorway access nearby.





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