



Harrier Mews, 1 Kings Avenue, Hamble, Southampton, Hampshire, SO31 4BH



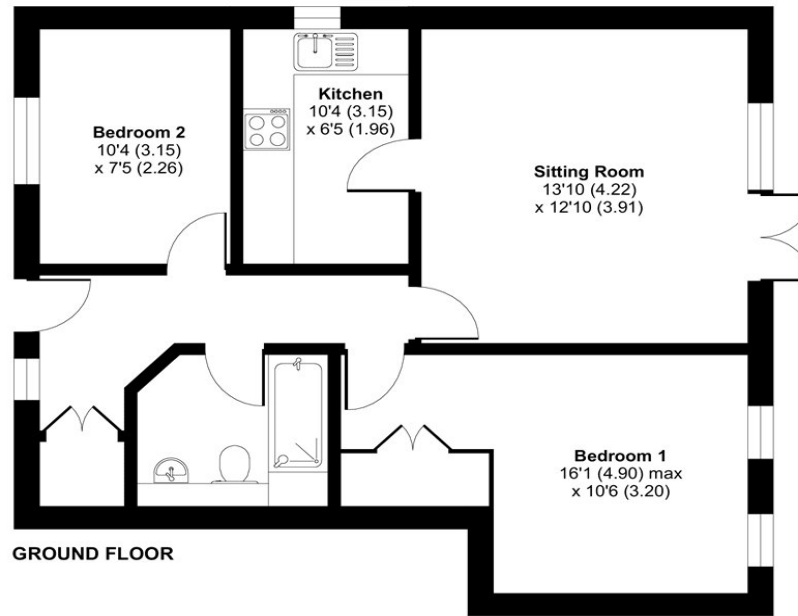
## ACCOMMODATION

Discover this beautifully refurbished two-bedroom ground floor apartment, nestled in the highly desirable Harrier Mews, Hamble. With its own private front door, this modern and inviting home offers both style and practicality. The apartment features two well-sized bedrooms and a newly refurbished bathroom, designed with contemporary finishes. The bright and airy open-plan lounge and dining area at the rear of the property opens through double doors to the peaceful communal gardens, creating a perfect indoor-outdoor flow. The brand-new kitchen is seamlessly integrated into the living space, offering a fresh and functional layout for modern living. Additional highlights include a separate garage in a nearby block and close proximity to local shops and amenities. This property presents an excellent opportunity for those seeking a stylish and convenient home in the heart of Hamble.



Approximate Area = 622 sq ft / 57.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1191160



Scan the QR code to find out more information about this property.

## SITUATION

The village centre of Hamble is known as The Square, Hamble and has a traditional English village aesthetic. The buoyant boating communities at The River Hamble and the Solent Estuary are close by, as are the Rose Bowl, Meon Valley Hotel Golf and Country Club and Swanwick Nature Reserve, where you can walk and ride on tracks through the wooded area to the Nature Reserve. Local independent schooling is highly regarded – West Hill Park, Fairways, St Mary's Independent School and The Gregg and St Winnifred's Schools Trust are nearby. Communications are excellent. The M27 and A27, with onward links to the inland Hampshire and Wiltshire, the south coast and London are within easy reach. Swanwick railway station is 1.5 miles away and has connections to Southampton and Portsmouth for travel and schooling. Southampton Airport and Southampton Parkway Station are also nearby.



#### **SPECIFICATION**

- Two Bedrooms
- Ground floor apartment
- Recently refurbished
- Close to shops and amenities
- Separate garage

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band B

#### **ASKING PRICE £195,000**

#### **TENURE**

Leasehold

Unexpired Years: 125

Annual Ground Rent: Peppercorn

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1194.68pa

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.