



8 Hound Manor
Hound Road
Netley Abbey
SO31 5JS



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Offers in Excess of £220,000

INTRODUCTION

Set within beautiful gardens and forming part of an attractive Grade II listed manor house, this ground floor two bedroom apartment enjoys views over adjacent paddocks and is offered with no forward chain.

Accommodation briefly comprises of a well proportioned lounge/dining room, kitchen/breakfast room, two double bedrooms and modern bathroom. Externally the property comes with residents and visitors parking.

To fully appreciate both the property's location and the accommodation on offer an early viewing really is a must.



INSIDE

The property is approached via a communal hallway which leads directly through to a well proportioned entrance hall. In the hallway there are two large cupboards providing useful storage space, a cupboard housing the electric meter and spotlights.

A door to one side leads through to a lovely light and airy lounge/dining room that has a Georgian style double glazed door with matching windows to either side providing access out on to the rear patio area, the room also benefits from spotlights, TV and various power points.

There is a good size kitchen/breakfast room which has a sash double glazed window to the rear. The kitchen is fitted with a matching range of white modern wall and base units with cupboards and drawers under. There is a built in electric oven and gas hob, with space for a dishwasher, washing machine and fridge freezer. The room also has a breakfast bar at one end and slate effect tiled flooring.

Bedroom one has double glazed sash windows to both the rear and side that enjoy views over both the communal gardens and adjacent paddocks. Bedroom two, again a good size room, has windows to both the side and front of the block along with fitted shelving to one wall.



The bathroom has been fitted with a modern suite comprising of a double width shower cubicle, wash hand basin set in vanity unit with cupboards below and low level WC. The room also has a heated towel rail and stylish tiling to both floor and walls.

OUTSIDE

Externally there are well cared for communal gardens which are mainly laid to lawn yet well stocked with a variety of mature trees and shrubs.

There is both residents and visitors parking on the good size shingled driveway and the block also benefits from two access points.

LOCATION

The property really does enjoy the best of both worlds in terms of location with the pretty waterside village of Hamble and the Royal Victoria country park, which is set in 200 acres of grassy park and woodland, both on its doorstep. Netley Abbey benefits from its own railway station on the West Coastway Line. Southampton Airport and the motorway are close by enabling easy access to Winchester, Southampton, Chichester, Guildford and London.

AGENTS NOTES

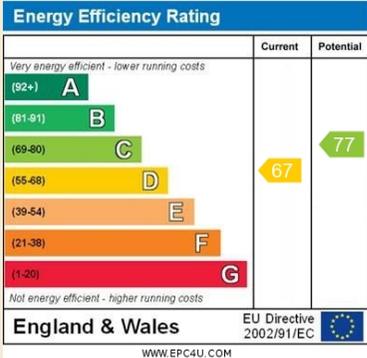
We have been informed by the vendors the property has a shared freehold, with service charge of £1,615 per annum and ground rent of £200 per annum.

SERVICES

Gas, water, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Eastleigh Borough Council – Band C



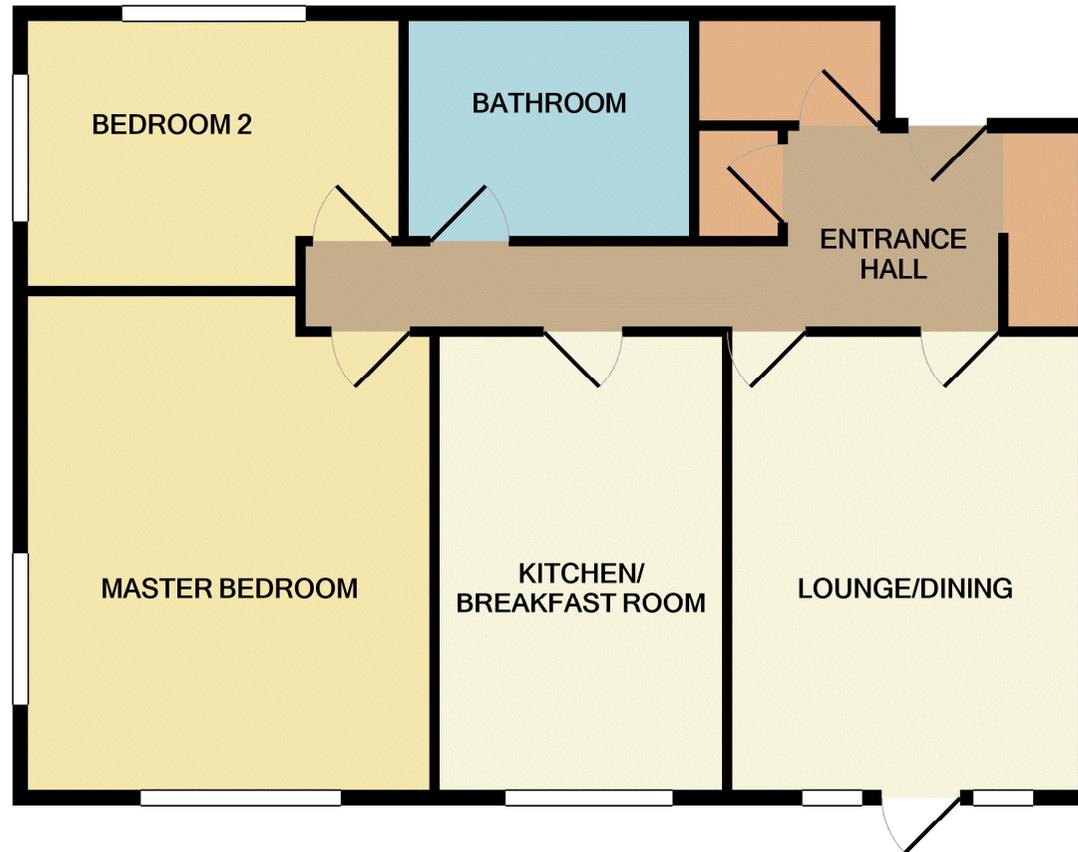
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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MEASUREMENTS:

KITCHEN/BREAKFAST ROOM
12' 3 ft x 8' 1 ft

LOUNGE/DINING ROOM
15' 3 ft x 10' 6 ft

MASTER BEDROOM
13' 1 ft x 10' 6 ft

BEDROOM TWO
10' 7 ft x 8' 9 ft

BATHROOM
8' 0 ft x 5' 1 ft



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