



24 Charlotte Court, Merdon Avenue, Chandler's Ford, SO53 1TZ

£180,000

An immaculately presented first floor retirement apartment forming part of the popular Charlotte Court development which is exceptionally well located within walking distance to Fryern Arcade, Waitrose, doctors, dentists and bus services to Southampton and Winchester. The property affords spacious well proportioned accommodation and also benefits from a re-fitted kitchen and re-fitted shower room, together with two good size double bedrooms and a 19'10" sitting room.

ACCOMMODATION

Reception Hall:

Storage cupboard, airing cupboard.

Sitting Room:

19'10" x 11'6" (6.05m x 3.51m) Bay window, fireplace.

Kitchen:

10'4" x 6'10" (3.15m x 2.08m) Re-fitted range of cream gloss units, space and plumbing for appliances.

Bedroom 1:

14'3" x 10'3" (4.34m x 3.12m) Fitted wardrobes.

Bedroom 2:

12'1" x 8' (3.68m x 2.44m)

Shower Room:

6'8" x 5'5" (2.03m x 1.65m) Re-fitted suite comprising shower cubicle with glazed screen, wash basin with cupboard under, w.c., tiled walls and floor.

OUTSIDE

Charlotte Court enjoys communal gardens and parking for residents and visitors.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

999 years from 1987

Maintenance Charge:

£110 Per calendar month

Approximate Age:

1986

Approximate Area:

64.8sqm/698sqft

Sellers Position:

No forward chain

Heating:

Electric storage heaters

Windows:

UPVC double glazed windows

Council Tax:

Band B

Local Council:

Eastleigh Borough Council - 02380 688000

First Floor = 698 sq ft / 64.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 1027306

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