



# 29 Ashdown House, 190 Hiltingbury Road, SO53 5EJ

£230,000

A top floor apartment offered for sale with vacant possession benefiting from many attributes to include a balcony with views out across Hiltingbury Recreation Ground, two allocated parking spaces, en-suite shower room to main bedroom, lift to all floors and security entry system. The current owner has taken the step to pay for and provide ground rent protection which ensures that the ground rent is set at the current rate for the remainder of the lease. Ashdown House is conveniently situated in Hiltingbury and within walking distance to shops on Ashdown Road and Hiltingbury Road, Hiltingbury Community Centre and Sports Hall, together with Hiltingbury School whilst also being within easy reach of the train station, Southampton airport and bus links to Southampton. Easy access can also be gained to junction 12 of the M3,

## ACCOMMODATION

### Entrance Hall:

Airing cupboard, storage cupboard.

### Sitting Room:

13'6" x 10'6" (4.11m x 3.20m) Double doors to balcony.

### Kitchen:

10'9" x 6'2" (3.28m x 1.88m) Range of units, electric oven. electric hob with extractor hood over, integrated fridge freezer and dishwasher, space and plumbing for washing machine.

### Bedroom 1:

13'6" x 9'6" (4.11m x 2.90m)

### En-suite shower room:

6'2" x 6' (1.88m x 1.83m) Suite comprising shower cubicle, wash basin, w.c.

### Bedroom 2:

12'1" x 9'1" (3.68m x 2.77m)

### Bathroom:

6'5" x 6'2" (1.96m x 1.88m) Suite comprising bath with mixer tap and shower attachment, wash basin, w.c.

## OUTSIDE

### Parking:

The property benefits from two allocated parking spaces.

### Garden:

There is a small communal garden to the rear of the building.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

155 years from 2004

### Ground Rent:

£120 every 6 months. The vendor has taken ground rent protection which ensures that the ground rent is set at the current rate for the remainder of the lease.

### Maintenance Charge:

Approximately £800 every six months

### Approximate Age:

2005

### Approximate Area:

59.7sqm/643sqft

### Sellers Position:

No forward chain

### Heating:

Electric

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Council Tax:

Band C

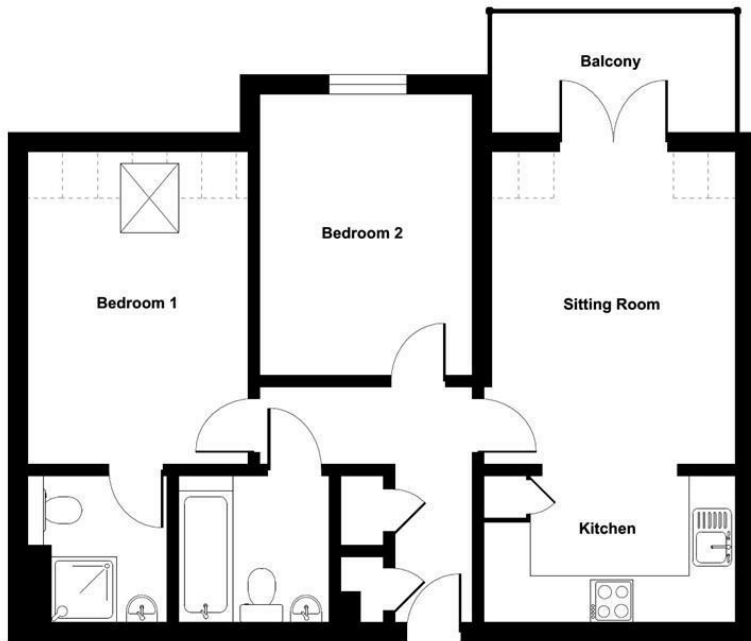
### Local Council:

Eastleigh Borough Council - 02380 688000

Second Floor = 611 sq ft / 56.7 sq m  
 Limited Use Area(s) = 32 sq ft / 3 sq m  
 Total = 643 sq ft / 59.7 sq m  
 For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Sparks Ellison. REF: 1018180



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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