



sparks ellison

117 Hut Farm Place, Chandler's Ford, SO53 3LR

£170,000

A wonderful top floor one bedroom apartment affording spacious well proportioned rooms with the main living space benefiting from an excellent view to the south and west from the balcony accessible from the sitting area. The property also benefits from a good size double bedroom and a covered parking space and is offered for sale with no forward chain.

ACCOMMODATION

Ground Floor:

Accessed gained via a security entry system, stairs and lift to top floor.

Entrance Hall:

Two built in storage cupboards, wall mounted security entry phone.

Sitting Room/Kitchen:

21'2" x 11' (6.45m x 3.35m) Built in oven, built in electric hob, fitted extractor hood, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for table and chairs, space for sofas, sliding door to balcony.

Bedroom:

14' x 10' (4.27m x 3.05m) Built in double wardrobe, built in cupboard housing boiler.

Bathroom:

6'9" x 6'6" (2.06m x 1.98m) White suite with chrome fittings comprising panel bath with mixer tap and shower attachment, wash hand basin, WC.

OUTSIDE

Carport:

117 Hut Farm Place benefits from a covered parking space.

Garden:

Communal Gardens

OTHER INFORMATION

Tenure:

Leasehold

Lenth Of Lease:

125 years from 2008

Ground Rent:

£250 Made payable in 2 instalments April & September

Maintenance & Service Charge:

£1345.91 to be paid in April and October

Buildings Insurance:

Included in service charge

Approximate Age:

2008

Approximate Area:

487sqft/45.2sqm

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

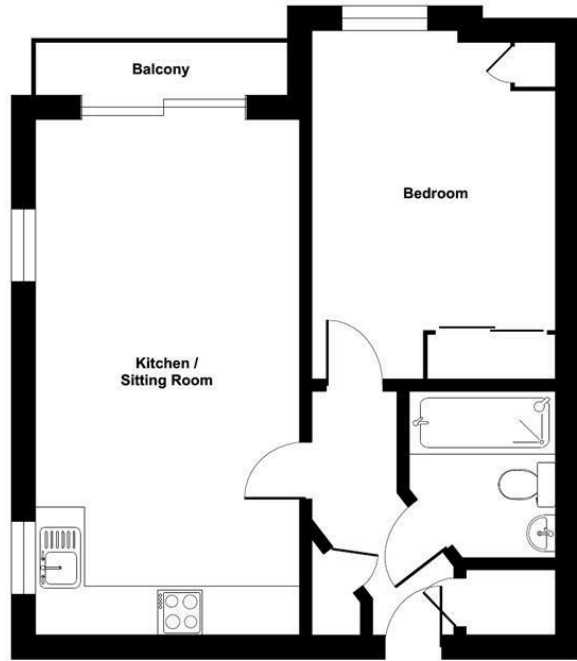
Local Council:

Eastleigh Borough Council 02380 688000

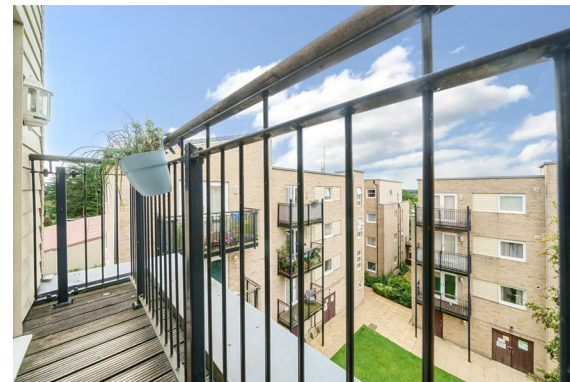
Council Tax:

Band B

Third Floor = 487 sq ft / 45.2 sq m
For identification only - Not to scale



THIRD FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 1032163

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