



sparks ellison



## 2 Trinity Court, Chandler's Ford, SO53 2RD

£160,000

A purpose built apartment for the over 60's situated in the centre of Chandler's Ford which provides an array of amenities including doctors, dentists, library, banks, post office and Waitrose supermarket along with further retail and coffee shops. The apartment is situated to the rear of the block and comprises of a sitting room, kitchen, bedroom and bathroom. There are communal grounds and parking areas and the property is offered for sale with no forward chain.

### ACCOMMODATION

**Communal Entrance Hall:**

Stairs and lift to all floors.

**Entrance Hall:**

Wall mounted security entry phone. Built in storage cupboard.

**Sitting/Dining Room:**

15'5" x 10'3" (4.70m x 3.12m) Cupboard housing boiler.

**Kitchen:**

12'6" x 5'10" (3.81m x 1.78m) Built in oven, built in electric hob, space for fridge/freezer, space and plumbing for washing machine, integrated dishwasher.

**Bedroom 1:**

13'5" x 10' (4.09m x 3.05m) Double doors to Juliette Balcony

**Bedroom 2:**

11'4" x 7'3" (3.45m x 2.21m)

**Bathroom:**

7'1" x 5'11" max (2.16m x 1.80m) Comprising open ended shower enclosure, wash hand basin, WC.

### OUTSIDE

The block sits within communal grounds with communal parking.

### OTHER INFORMATION

**Tenure:**

Leasehold

**Term Of Lease:**

125 years from 1995

**Maintenance Charge:**

£1753.91 per annum

**Ground Rent:**

£150.50 per annum

**Approximate Age:**

1995

**Approximate Area:**

597sqft/55.4sqm

**Sellers Position::**

No forward chain

**Heating:**

Gas central heating

**Windows:**

A combination of timber and UPVC windows and doors

**Local Council:**

Eastleigh Borough Council - 02380 688000

**Council Tax:**

Band C

Second Floor = 597 sq ft / 55.4 sq m  
For identification only - Not to scale



SECOND FLOOR



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

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Sparks Ellison. REF: 1052405

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