



sparks ellison

31 Knightwood Mews, Chandler's Ford, SO53 4TL

£220,000

An exceptionally well presented two bedroom first floor apartment forming part of this exclusive Brendon Care Development designed for the over 60's. The residents enjoy a secure setting with a host of facilities and personal care and the apartment itself occupies an attractive position with a balcony overlooking the frontage. The spacious well planned accommodation comprises of a fully fitted kitchen, two double bedrooms and bathroom and is offered for sale with no forward chain as well as having new carpets throughout.

Homeowners within the Brendon Care community benefit from a host of amazing features and services that include pull alarms in each room backed up by 24 hour on call care together with a licensed restaurant, coffee shop, residents lounge, library, shop, hairdressing salon, clubs and activities. The communal areas can be reserved for functions and the restaurant can provide catering and several days a week hairdressers, beauticians and chiropodists visit the complex for appointments. Residents also enjoy maintenance free living with an onsite handyman who can change light bulbs, check smoke alarms and look after all appliances in the kitchen together with window cleaning being included.

ACCOMMODATION

Reception Hall:

Double coats cupboard, separate storage cupboard.

Sitting Room:

14'4" x 11'3" (4.37m x 3.43m) Fireplace with inset electric fire, patio doors to balcony.

Kitchen/Dining Room:

11'3" x 10'5" (3.43m x 3.18m) A comprehensive range of fitted units, electric oven, electric hob with extractor hood over, microwave, integrated washer dryer, dishwasher, fridge/freezer.

Bedroom 1:

16'6" x 9'6" (5.03m x 2.90m) Fitted wardrobe.

Bedroom 2:

13' x 8'10" (3.96m x 2.69m) Fitted wardrobe and drawer unit.

Bathroom:

9'6" x 8'2" (2.90m x 2.49m) White suite with chrome fittings comprising bath with mixer tap, separate walk in shower area, wash basin, wc.

OUTSIDE

Knightwood Mews occupies delightful communal gardens for residents to enjoy.

Parking:

Resident and visitor parking available.

OTHER INFORMATION

Tenure:

Leasehold

Term Of Lease:

125 years from 2006

Ground Rent:

£31.931 per month

Service Charge:

£700 per month

Approximate Age:

2006

Approximate Area:

755sqft/70.1sqm

Sellers Position:

No forward chain

Heating:

Electric underfloor and ceiling heating

Windows:

UPVC double glazed windows

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band D



First Floor = 755 sq ft / 70.1 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 1053732



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	81
(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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