



# 123 Hut Farm Place, Chandler's Ford, SO53 3LR

£199,950

A delightful two bedroom ground floor apartment presented in excellent condition throughout and offered for sale with no forward chain. The property benefits from an allocated parking space, access to a patio area from the living room, modern fitted kitchen and en-suite shower room. The location provides convenient access to bus services to Southampton and Winchester, local shops on Bournemouth Road and the Central Precinct and places of work on Chandler's Ford Industrial Estate.

## ACCOMMODATION

### Reception Hall:

Access gained from main security intercom entry, two storage cupboards.

### Living Room/Kitchen:

25'10" x 11'9" (7.87m x 3.58m) The kitchen area is fitted with an attractive range of Taupe gloss units, electric oven and hob with extractor hood over, space and plumbing for further appliances, cupboard housing boiler. The living space provides ample room for sofas and chairs together with a dining table, door to patio.

### Bedroom 1:

14'7" x 9'7" max (4.45m x 2.92m max) Built in wardrobe.

### En-suite:

6' x 5'9" (1.83m x 1.75m) White suite with chrome fittings comprising shower cubicle with glazed screen, wash basin, w.c.

### Bedroom 2:

11' x 8'8" (3.35m x 2.64m) Wardrobe to remain.

### Bathroom:

6'8" x 6'5" (2.03m x 1.96m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash basin, w.c.

## OUTSIDE

Hut Farm Place benefits from communal gardens.

### Parking:

Allocated parking space.

## OTHER INFORMATION

### Tenure:

Leasehold

### Ground Rent:

Approximately £125 every 6 months

### Maintenance & Service Charge:

Approximately £160 per month

### Approximate Age:

2009

### Approximate Area:

692sqft/64.2sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

### Council Tax:

Band B

### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 692 sq ft / 64.2 sq m  
For identification only - Not to scale



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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Sparks Ellison. REF: 1075302

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