



sparks ellison

9 Ashdown House Hiltingbury Road, SO53 5EJ

£225,000

A well presented two bedroom ground floor apartment offered for sale with no forward chain. The property is located within the popular Hiltingbury area and within walking distance to an excellent range of shops on Ashdown Road and Hiltingbury Road. Hiltingbury School, community centre and recreation ground are also within walking distance. The accommodation is neatly laid out with a reception hall, sitting room open plan to a modern kitchen with fitted appliances, main bedroom with en-suite shower room, further double bedroom and bathroom. In addition to this there is an allocated parking space and small communal garden to the rear.

ACCOMMODATION

Reception Hall:

Airing cupboard, storage cupboard.

Sitting Room:

13'7" x 10'8" (4.14m x 3.25m) Double doors to patio.

Kitchen:

10'8" x 6'2" (3.25m x 1.88m) Range of units, appliances to include electric oven and hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher.

Bedroom 1:

13'6" x 9'6" (4.11m x 2.90m) Fitted double wardrobe, single wardrobe and matching bedside drawer units.

En-suite Shower Room:

6'4" x 6'1" (1.93m x 1.85m) White suite comprising shower cubicle, wash basin, w.c.

Bedroom 2:

12'2" x 9' (3.71m x 2.74m) Free standing wardrobes to remain.

Bathroom:

6'3" x 6'3" (1.91m x 1.91m) White suite comprising bath with mixer tap and shower attachment, wash basin, w.c.

OUTSIDE

Parking:

One allocated parking space. Visitor parking also available.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

155 years from 2005

Ground Rent:

£240 per annum, half paid on January 1st and half paid on July 1st.

Maintenance & Service Charge:

£1770 per annum, half paid on January 1st and half paid on July 1st.

Approximate Age:

2005

Approximate Area:

60.7sqm/653sqft

Sellers Position:

No forward chain

Heating:

Electric heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

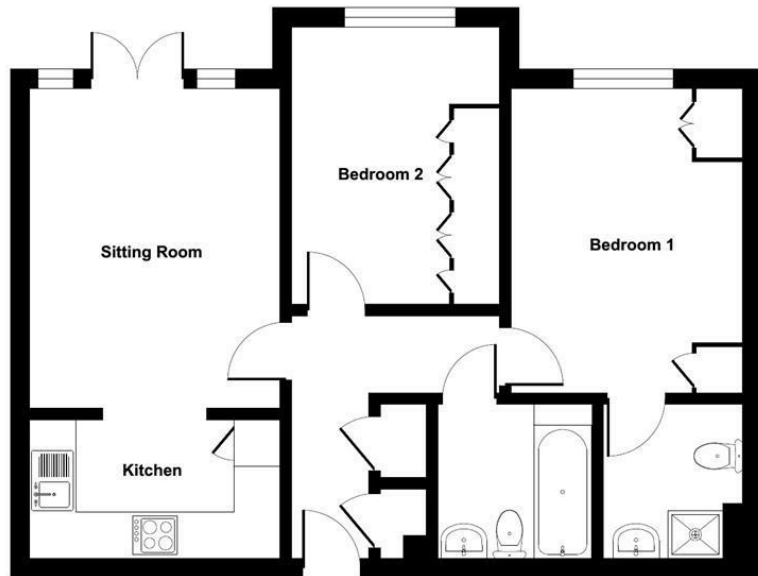
Council Tax:

Band C


Local Council:

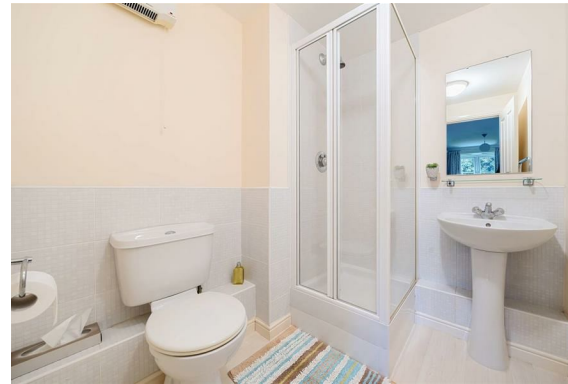
Eastleigh Borough Council - 02380 688000


Ground Floor = 653 sq ft / 60.7 sq m
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Sparks Ellison. REF: 1088571



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	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 	

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