



29 Simpkins Court, Chandlers Ford, SO53 1AL

£1,250 Per Calendar Month

A modern purpose built first floor apartment presented in excellent order throughout, benefiting from sitting room with balcony, kitchen/breakfast room, master bedroom with en-suite, second bedroom and bathroom. The property sits in communal grounds and benefits from one allocated parking space.

ACCOMMODATION

Ground Floor:

Communal Entrance Hall

Stairs and lift to all floors

First Floor

Entrance Hall:

Built in storage cupboard.

Sitting Room:

15'2" x 12'8" (4.62m x 3.86m) Doors to balcony.

Kitchen/Breakfast Room:

12'4" x 7'6" (3.76m x 2.29m) Built in oven, built in four ring gas hob, integrated extractor hood, fridge freezer, dishwasher, integrated washer/dryer, wall mounted boiler, space for table and chairs.

Bedroom 1:

12'5" x 10'2" (3.78m x 3.10m)

En-Suite:

6'5" x 5'10" (1.96m x 1.78m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:

12'5" x 8'3" (3.78m x 2.51m)

Bathroom:

6'7" x 6'7" (2.01m x 2.01m) White suite with chrome fittings comprising bath, wash hand basin, WC.

OUTSIDE

Communal Grounds:

The property sits within communal grounds which benefit from security entry vehicular and pedestrian gates

Parking:

Number 29 benefits from one allocated parking space which is numbered.

OTHER INFORMATION

Approximate Area:

71sqm/764sqft (Details taken from EPC)

Management:

Tenant Find Only

Deposit:

£1442

Availability:

16th April 2024

Pets:

No

heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

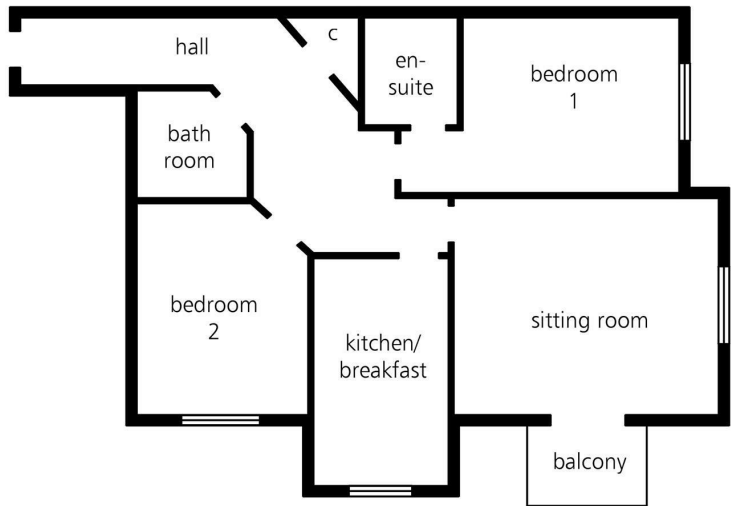
Thornden Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band C



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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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