



sparks ellison

9 Ashton Place Hursley Road, Chandler's Ford, SO53 1UB

£1,150 Per Calendar Month

FULLY BOOKED FOR VIEWINGS, NO MORE ENQUIRIES PLEASE A modern purpose built two bedroom second floor apartment providing well proportioned rooms, including a four piece bathroom and a balcony overlooking the communal gardens. Externally the property sits within communal grounds and number 9 benefits from a garage. Ashton Place sits within catchment for Thornden School.

ACCOMMODATION

Ground Floor

Communal Entrance Hall:
Stairs to all floors.

Second Floor:

Entrance Hall:
Wall mounted security entry phone.

Sitting Room:
18'11" x 11'9" (5.77m x 3.58m) With patio doors to balcony.

Kitchen:
11'4" max x 7'8" (3.45m max x 2.34m) Built in electric oven, built in four ring electric hob, fitted extractor hood, washing machine, fridge/ freezer, wall mounted boiler.

Bedroom 1:
11'5" x 9'9" (3.48m x 2.97m)

Bedroom 2:
10'7" x 8'9" (3.23m x 2.67m) Recess providing hanging space.

Bathroom:
8'10" x 5'9" (2.69m x 1.75m) White suite comprising bath, shower in cubicle, wash hand basin, WC, tiled floor, tiled walls, built in television, heated towel rail.

OUTSIDE

The property sits within communal grounds which surround the block.

Garage:
17'2" x 8'1" (5.23m x 2.46m) With up and over door.

OTHER INFORMATION

Approximate Age:
1980's

Approximate Area:
63sqm/682sqft

Management:
Fully Managed

Furnished/Unfurnished:
Unfurnished

Availability:
23rd April 2024

Deposit:
£1,211

Heating:
Gas central heating

Windows:
UPVC Double glazed

Infant/Junior School:
Hiltingbury Infant School/Hiltingbury Junior School

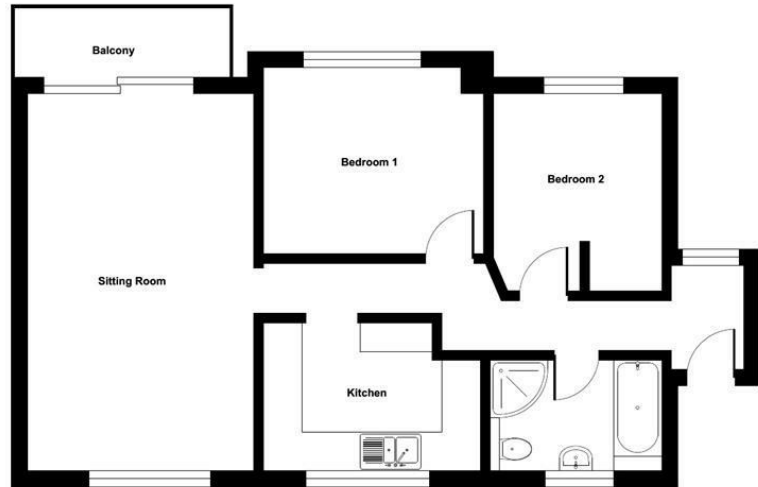
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council 02380 688000

Council Tax:
Band B



Second Floor = 682 sq ft / 63 sq m
For identification only - Not to scale



SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Sparks Ellison. REF: 943500

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