



sparks ellison

100 Hut Farm Place, Chandler's Ford, SO53 3LR

£230,000

An exceptionally well presented two-bedroom top floor apartment benefiting from spacious accommodation consisting of a 21'5" open plan sitting room/dining room and kitchen, en-suite shower room to the master bedroom, further good-sized bedroom and bathroom. The property also benefits from a west facing balcony and an allocated parking space. Hut Farm Place is located off of Bournemouth Road towards the southern end of Chandler's Ford providing convenient access to the motorway network and local towns.

ACCOMMODATION

Entrance Hall:

Two built in storage cupboards.

Kitchen/Sitting/Dining Room:

21'5" x 11'8" (6.53m x 3.56m) The sitting area has doors to balcony overlooking the communal green. The Kitchen area has integrated dishwasher, integrated fridge/freezer, integrated washing machine, built in electric cooker, built in electric hob, fitted extractor hood.

Bedroom 1:

10'10" x 10'9" (3.30m x 3.28m)

En-suite:

5'7" x 5'7" Comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:

10'2" x 9'2" (3.10m x 2.79m)

Bathroom:

6'9" x 6'5" Comprising bath, wash hand basin, WC.

OUTSIDE

Parking:

Allocated parking space, communal bike shed.

OTHER INFORMATION

Tenure:

Leasehold

Term Of Lease:

125 years from 2010

Ground Rent:

£125 six monthly - Next due 30/09/24

Maintenance Charge:

£935.90 six monthly. Next due April 2024

Approximate Age:

2010

Approximate Area:

64sqm/690sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

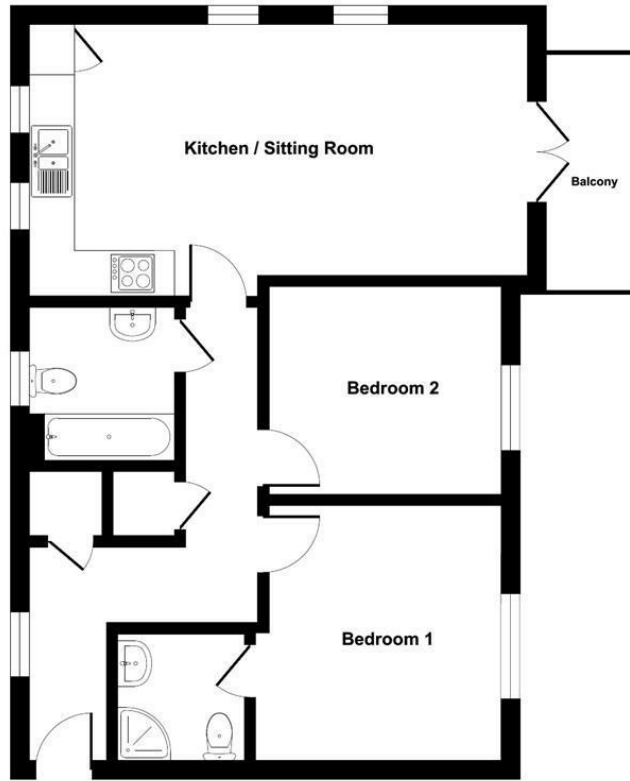
Band B

Local Council:

Eastleigh Borough Council - 02380 688000



Approximate Area = 690 sq ft / 64 sq m
For identification only - Not to scale



SECOND 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: 831181



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(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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