



sparks ellison

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

£200,000

A well proportioned two-bedroom ground floor apartment benefiting from a 24'10" open plan sitting room/dining room and kitchen, en-suite shower room to the master bedroom, further good-sized bedroom and further shower room. The property also benefits an allocated, covered, 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:

Communal Entrance Hall:

Entrance Hall:

Two built in storage cupboards, wall mounted security entry phone.

Kitchen/Dining/Sitting Room:

24'10" x 11'10" plus recess (7.57m x 3.61m) Comprising built in oven, built in electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for table and chairs, space for sofas, door to patio.

Bedroom 1:

15'6" x 9'11" (4.72m x 3.02m) Built in double wardrobe.

En Suite:

5'10" x 5'8" (1.78m x 1.73m) Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:

13'11" x 9'1" (4.24m x 2.77m) Cupboard housing boiler.

Shower Room:

8'6" x 5'6" (2.59m x 1.68m) Comprising open ended shower enclosure, wash hand basin, wc.

OUTSIDE:

The property sits within communal grounds.

Parking:

There is an under cover allocated space marked as No.137. There are also a number of visitor parking bays. Easy access to the corridor which takes you to the front door of the building.

OTHER INFORMATION

Tenure:

Leasehold

Term Of Lease:

125 years from 2010

Maintenance Charge:

Payable every 6 months price is variable

Ground Rent:

£125 every 6 months

Approximate Age:

2010

Approximate Area:

851sqft/79sqm

Sellers Position:

Looking for forward purchase

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 = 851 sq ft / 79 sq m
For identification only - Not to scale



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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