



sparks ellison



# 12 Pine Court Pine Road, SO53 1LJ

£223,000

An exceptionally well presented first floor apartment situated in this exclusive gated development within the heart of Hiltingbury. The location is conveniently placed within walking distance to a range of shops on Hiltingbury Road and Ashdown Road together with Hiltingbury Schools and Community Centre. The property itself benefits from a good sized sitting room, fitted kitchen, main bedroom with en-suite shower room, further double bedroom and bathroom. In addition to this is the benefit of two allocated off street parking spaces (tandem). Pine Court also occupies attractive well maintained communal gardens, security video entry system as well as the entrance to the property serving just one other apartment.

## ACCOMMODATION

### Reception Hall:

### Sitting Room:

Window overlooking the attractive gardens.

### Kitchen:

Range of fitted units, built in oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher.

### Bedroom1:

Window overlooking the gardens.

### En-Suite:

Suite comprising shower cubicle, wash basin, wc.

### Bedroom 2:

Built in wardrobe.

### Bathroom:

White suite comprising bath, wash basin, wc.

## OUTSDIE

Pine Court occupies attractive communal gardens which can be enjoyed by the residents.

### Parking:

Two allocated parking spaces (tandem)

## OTHER INFORMATION

### Tenure:

Leasehold

### Length of Lease:

125 years from 1999

### Maintenance Charge:

£882.49 paid every six months

### Ground Rent:

£170 per annum due 1st July 2025

### Approximate Age:

1999

### Approximate Area:

56sqm/602sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Hive remote control gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

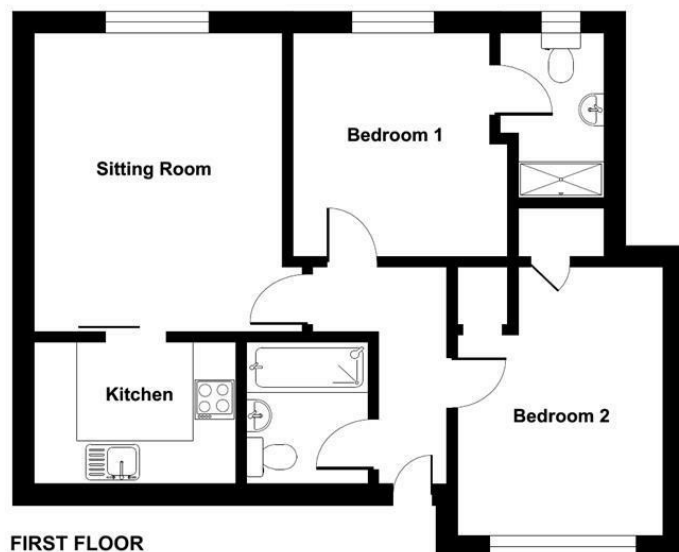
### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C

Approximate Area = 602 sq ft / 56 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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