



# Nursery House Hursley Road, Chandler's Ford, SO53 2RQ

£350,000

A wonderful purpose built ground floor apartment for the over 55's situated in a highly sought after development in the heart of Chandler's Ford. The property is conveniently situated for the centre of Chandler's Ford, local shops on Hursley Road, Chandler's Ford railway station, doctors surgery and bus routes. The apartment is offered for sale with no forward chain and benefits from many attributes to include a security entry system, 18'2 " sitting room, fully fitted kitchen/dining room, two double bedrooms, re-fitted en-suite and re-fitted bathroom. There is also the benefit of double doors onto a patio overlooking the communal gardens with a pleasant westerly aspect as well as allocated parking and visitor parking spaces.

## ACCOMMODATION

### Communal Hallway:

Accessed via security entry system.

### Reception Hall:

A spacious welcoming area with storage cupboard and airing cupboard.

### Sitting Room:

18'2" x 11' (5.54m x 3.35m) Fireplace with electric fire, double doors to patio overlooking the gardens.

### Kitchen/Dining Room:

11'6" x 11' (3.51m x 3.35m) Range of modern fitted Shaker style units, electric oven, electric hob with extractor hood over, integrated fridge freezer and washer/dryer, tiled floor.

### Bedroom 1:

18'6" x 9'2" (5.64m x 2.79m) Built in wardrobe.

### En-suite:

7'10" x 5'11" (2.39m x 1.80m) Re-fitted modern white suite comprising shower cubicle with glazed screen, wash basin, w.c., storage cupboards, underfloor heating.

### Bedroom 2:

10'11" x 8'10" (3.33m x 2.69m) Built in wardrobe.

### Bathroom:

6'7" x 6'3" (2.01m x 1.91m) Re-fitted modern white suite comprising bath with mixer tap and shower attachment and adjacent glazed screen, wash basin, w.c., storage cupboards.

## OUTSIDE

Nursery House benefits from well tended communal gardens.

### Parking:

One allocated parking space and further visitor parking.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

125 years from 2005

### Ground Rent:

£247.09 per annum due January 1st 2025

### Maintenance Charge:

£1183.11 Half yearly due on the 1st January and 1st July

### Approximate Age:

2004

### Approximate Area:

76.6sqm/825sqft

### Sellers Position:

No forward chain

### Heating:

Electric

### Windows:

UPVC double glazing

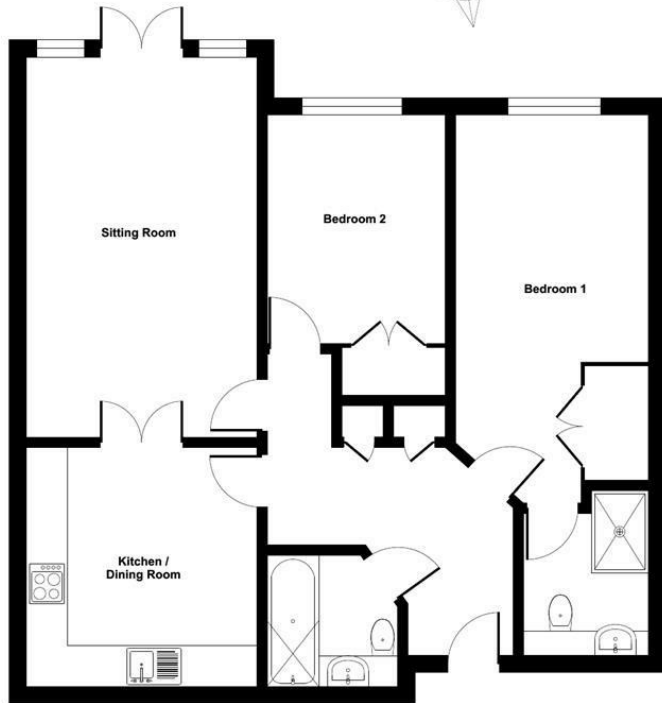
### Local Council

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C

Ground Floor = 825 sq ft / 76.6 sq m  
For identification only - Not to scale



GROUND FLOOR



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1172998

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