



HERSEY COURT

9 Hursley Court, Chandler's Ford, SO53 5NN

£230,000

A particularly spacious two bedroom apartment affording well proportioned rooms highlighted by a 18'4" x 12' sitting room, 12'5" x 10'4" kitchen/dining room and two double bedrooms both with built in wardrobes. Further attributes of the property include electric heating, a garage, communal gardens and no forward chain. This convenient location is within walking distance to an excellent range of local shops on Ashdown Road and Hiltingbury Road and also falls within the catchments for the popular Hiltingbury and Thornden Schools.

ACCOMMODATION

Communal Entrance Hall:

Stairs to all floors.

Entrance Hall:

Built in storage cupboard.

Sitting Room:

18'4" x 12'0" (5.59m x 3.66m)

Kitchen/Dining Room:

12'5" x 10'4" (3.78m x 3.15m) Built in electric oven and hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, space for table and chairs, tiled floor.

Inner Hall:

Built in Airing cupboard.

Bedroom 1:

13'8" x 10'11" (4.17m x 3.33m) Built in wardrobe.

Bedroom 2:

12'0" x 12'0" (3.66m x 3.66m) Built in wardrobe.

Bathroom:

7'3" x 5'6" (2.21m x 1.68m) White suite comprising bath with mixer tap and shower attachment, wash basin, wc.

OUTSIDE

Communal Gardens:

The property sits within communal gardens which benefits from a clothes drying area.

Single Garage:

15'8" x 8' (4.78m x 2.44m) The single garage is situated to the right of the building with parking space in front and visitors parking is available.

OTHER INFORMATION

Tenure:

Leashold

Length Of Lease:

999 years from 1969

Ground Rent:

£5.25 Every 6 months

Maintenance:

Half yearly reserve fund £202.29 / Half yearly service charge in advance £938.96

Approximate Age:

1970's

Approximate Area:

70sqm/753sqft

Sellers Position:

No forward chain

Heating:

Night storage

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

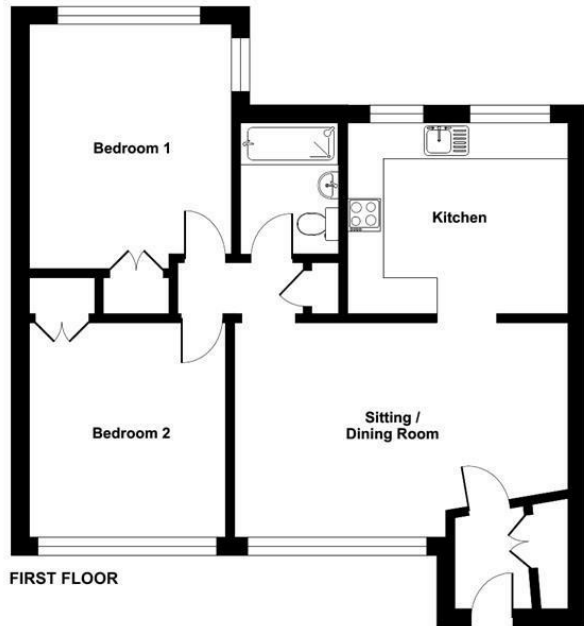
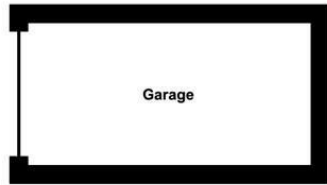
Eastleigh Borough Council - 02380 688000

Council Tax:

Band B



First Floor = 786 sq ft / 73 sq m
 Garage = 127 sq ft / 11.8 sq m
 Total = 913 sq ft / 84.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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). © richcecom 2024. Produced for Sparks Ellison. REF: 1181948

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