



sparks ellison

21 Ashdown Road, Chandler's Ford, SO53 5RB

£220,000

A two bedroom ground floor maisonette conveniently situated within walking distance to a range of shops on Ashdown Road and Hiltingbury Road together with Hiltingbury Schools, Community Centre, and Leisure Centre. The property is offered for sale with no forward chain and also benefits from a garage to the rear.

ACCOMMODATION

Entrance Porch:

Front door to reception hall, storage cupboard.

Sitting Room:

15'10" x 10'10" (3.83m x 3.30m) Display shelving.

Kitchen:

Range of units, space and plumbing for appliances.

Bedroom 1:

12'4" x 10'8" (3.76m x 3.25m)

Bedroom 2:

11'4" x 9'10" (3.45m x 3.00m)

Shower Room:

Suite comprising shower cubicle, wash basin, wc.

OUTSIDE

Communal gardens to the rear.

Garage:

A single garage is situated behind the property.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

999 years from July 2008

Ground Rent:

£10.00 Annually

Maintenance:

£20.00 per month

Approximate Age:

1960's

Approximate Area:

659sqft/61.2sqm

Sellers Position:

No forward chain

Heating:

Electric storage heaters

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

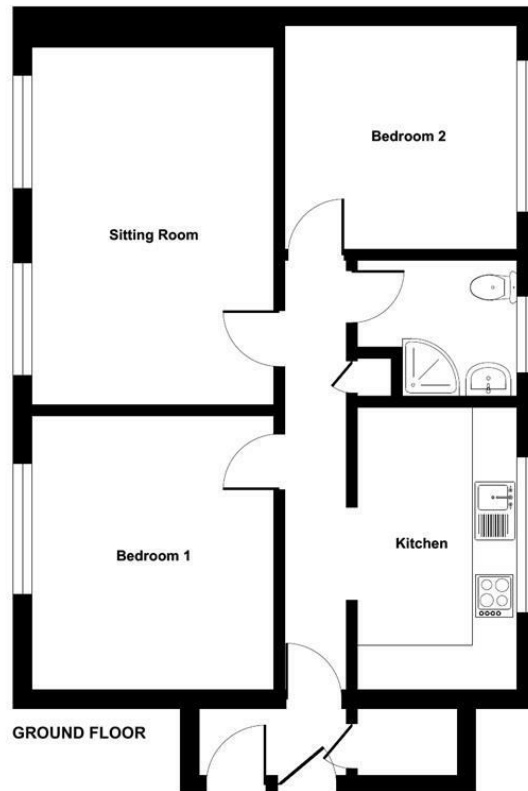
Local Council:

Eastleigh Borough Council - 02380 688000

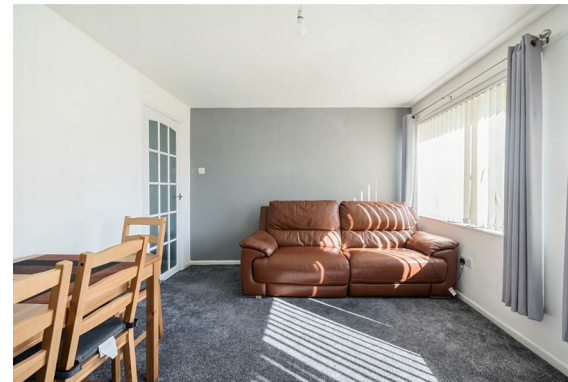
Council Tax:

Band B

Ground Floor = 659 sq ft / 61.2 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1187698



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