



sparks ellison

19 Knightwood Mews Shannon Way, Chandler's Ford, SO53 4TL

£230,000

A well presented two bedroom first floor apartment forming part of this exclusive Brendon Care Development designed for the over 60's. The residents enjoy a secure setting with a host of facilities and personal care and the apartment itself occupies an attractive position with a balcony overlooking the garden. The spacious well planned accommodation comprises of a fully fitted kitchen, two double bedrooms and bathroom and is offered for sale with no forward chain. Homeowners within the Brendon Care community benefit from a host of amazing features and services that include pull alarms in each room backed up by 24 hour on call care together with a licensed restaurant, coffee shop, residents lounge, library, shop, hairdressing salon, clubs and activities. The communal areas can be reserved for functions and the restaurant can provide catering and several days a week hairdressers, beauticians and chiropodists visit the complex for appointments. Residents also enjoy maintenance free living with an onsite handyman who can change light bulbs, check smoke alarms and look after all appliances in the kitchen together with window cleaning being included.

ACCOMMODATION

Communal Entrance Hall:

With stairs and lift to all floors.

Entrance Hall:

Built in storage cupboard, built in coats cupboard

Sitting Room:

15'10" x 11'3" (4.83m x 3.43m) Feature fireplace surround and hearth with inset electric fire, door to balcony.

Kitchen/Breakfast Room:

11'7" x 10'6" (3.53m x 3.20m)

Built-in oven, built-in microwave, built-in electric hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine.

Bedroom 1:

18'1" x 9'6" (5.51m x 2.90m) Fitted double wardrobe.

Bedroom 2:

14'4" x 8'10" (4.37m x 2.69m) Fitted double wardrobe.

Bathroom:

9'6" x 8'4" (2.90m x 2.54m) Comprising shower area, bath, wash hand basin, WC

OUTSIDE

The property sits within well manicured communal gardens and there is a communal car parking area.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 2006

Ground Rent:

£38.92 per month

Maintenance Charge:

£830 Per month

Approximate Age:

2006

Approximate Area:

73.2sqm/788sqft

Sellers Position:

No forward chain

Heating:

Electric heating

Windows:

Aluminium double glazed windows

Council Tax:

Band D

Local Council:

Test Valley Borough Council - 01264 368000

First Floor = 788 sq ft / 73.2 sq m
For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	78
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1198507

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