



sparks ellison

4 Knightwood Mews, Chandler's Ford, SO53 4TL

£230,000

An exceptionally well presented two bedroom ground floor flat occupying a popular corner position offered for sale with no forward chain and situated within this highly sought after retirement development designed for the over 60's. The property affords spacious well proportioned rooms highlighted by two double bedrooms together with a spacious wet room style bathroom, fully fitted kitchen and sitting room with patio doors to a terrace. Residents in Knightwood Mews enjoy a secure setting with a host of facilities and personal care that includes pull alarms in each room backed up by 24 hour on call care together with a licenced 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 on site handy man who can change light bulbs, check smoke alarms and look after all the appliances in the kitchen together with window cleaning being included. (Some charges may apply for services).

ACCOMMODATION

Reception Hall:

Double coats cupboard, separate storage cupboard.

Sitting Room:

14'6" x 11'5" (4.42m x 3.48m) Fireplace with electric fire, patio doors to terrace.

Kitchen/Dining Room:

11'4" x 10'6" (3.45m x 3.20m) Comprehensive range of units incorporating appliances to include electric oven, microwave, electric hob with extractor hood over, fridge freezer, dishwasher and washer/dryer, space for table and chairs.

Bedroom 1:

16'8" x 9'6" (5.08m x 2.90m) Two fitted double wardrobes.

Bedroom 2:

12'10" x 8'10" (3.91m x 2.69m)

Bathroom:

9'8" x 8'4" (2.95m x 2.54m) White suite comprising bath with mixer tap, separate walk in wet room style shower enclosure, wash basin with cupboard under, w.c.

OUTSIDE

Knightwood Mews occupies delightful communal gardens for residents to enjoy.

Parking:

Resident and visitor parking available.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 2006

Maintenance Charge:

£830.00 monthly

Ground Rent:

£38.92 monthly

Approximate Age:

2006

Approximate Area:

69.7sqm/751sqft

Sellers Position:

No forward chain

Heating:

Electric under floor and ceiling heating

Windows:

UPVC double glazed windows

Council Tax:

Band D

Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 751 sq ft / 69.7 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		
(69-80) C	72	74
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Sparks Ellison. REF: 1220305

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