





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

£230,000

An exceptionally well presented two bedroom first floor corner apartment benefiting from a stunning wrap around balcony affording views over neighbouring woodland. The apartment is presented for sale with no forward chain and situated within this highly sought after retirement development designed for the over 60's. The apartment affords spacious, well proportioned rooms highlighted by two double bedrooms both with fitted wardrobes, together with a spacious wet room style bathroom, fully fitted kitchen and sitting room with patio doors to the balcony. New carpets have recently been fitted throughout and redecoration. 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

### Ground Floor

#### Reception Hall:

9'8" x 6'5" (2.95m x 1.96m) Double coats cupboard, storage cupboard.

#### Sitting Room:

14'3" x 11'3" (4.34m x 3.43m) Fireplace, patio doors to balcony.

#### Balcony:

An attractive wrap around balcony affording views over neighbouring woodland.

#### Kitchen/Dining Room:

11'3" x 10'6" (3.43m x 3.20m) Comprehensive range of units, fully fitted appliances to include electric oven, microwave, electric hob with extractor hood over, dishwasher, washer/dryer and fridge/freezer. Space for table and chairs.

#### Bedroom 1:

16'7" x 9'6" (5.05m x 2.90m) Fitted wardrobe.

#### Bedroom 2:

12'10" x 8'10" (3.91m x 2.69m) Fitted wardrobe.

#### Bathroom:

9'9" x 8'4" (2.97m x 2.54m) Suite comprising bath with mixer tap and shower attachment, wet room style walk in shower area, wash basin with cupboard under, wc, airing cupboard.

## OUTSIDE

Knightwood Mews occupies delightful communal gardens for residents to enjoy.

#### Parking:

Resident and visitor parking available.

## OTHER INFORMATION

#### Tenure:

Leasehold

#### Length Of Lease:

125 years from 2006

#### Maintenance Charge:

£830 per month

#### Ground Rent:

£38.92 per month

#### Approximate Age:

2006

#### Approximate Area:

754sqft/70sqm

#### Sellers Position:

No forward chain

#### Heating:

Electric heating

#### Windows:

UPVC double glazed windows

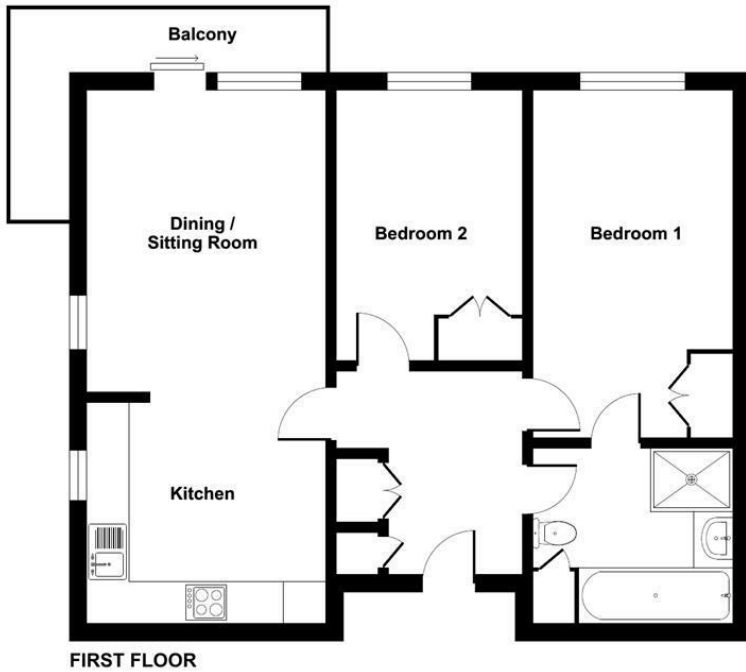
#### Local Council:

Test Valley Borough Council - 01264 368000

#### Council Tax:

Band D

First Floor = 754 sq ft / 70 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Sparks Ellison. REF: 1226569

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