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31 Ashdown House 190 Hiltingbury Road, Chandlers Ford, SO53 5EJ £260,000

A magnificent top floor apartment occupying an enviable position on the corner with a south westerly facing dual aspect. The substantial and spacious accommodation is much larger that the average apartment which combined with high ceilings creates a wonder feeling of space and light. The accommodation commences with a reception hall leading to an 18' x 17'2" living room with double doors leading to a balcony affording far reaching views and a southerly aspect. In addition to this is the kitchen, two double bedrooms, en-suite shower room and bathroom. Further attributes include a security entry system, a lift to all floors, two allocated parking spaces, no forward chain and school catchments to include Hiltingbury and Thornden.

ACCOMMODATION

Communal Entrance Hall:
Security entry system and stairs and lift to second floor.

Reception Hall:
Walk in airing cupboard, storage cupboard.

Living Room:
18' x 17'2" (5.49m x 5.23m) An L shaped dual aspect room with double doors leading to the balcony.

Kitchen:
12'5" x 7'5" (3.78m x 2.26m) Range of units, electric double oven and hob with extractor hood over, integrated fridge freezer, space and plumbing for further appliances.

Bedroom 1:
11'2" x 10'8" (3.40m x 3.25m) Excluding entrance area.

En-Suite Shower Room:
6'3" x 6'2" (1.91m x 1.88m) White suite comprising double width shower cubicle, wash basin, wc.

Bedroom 2:
13'8" x 9'6" (4.17m x 2.90m)

Bathroom:
7' x 5'8" (2.13m x 1.73m) White suite comprising bath with mixer tap and shower attachment, wash basin, wc.

OTHER INFORMATION

Tenure:
Leasehold

Length Of Lease:
155 years from June 2004

Ground Rent:
£340 per year

Maintenance Charge:
£949.81 per year

Approximate Age:
2005

Approximate Area:
865sqft/80.4sqm

Sellers Position:
No forward chain

Heating:
Electric

Windows:
UPVC double glazing

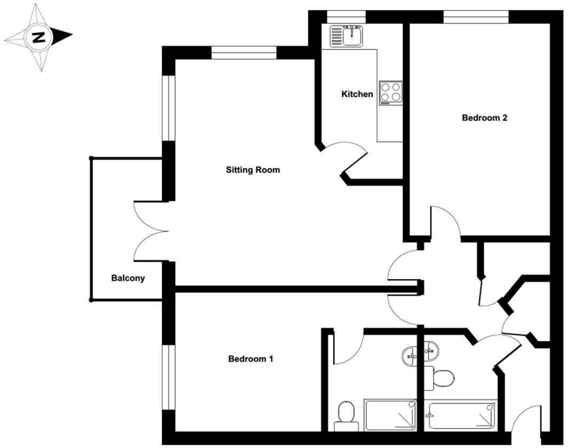
Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Second Floor = 865 sq ft / 80.4 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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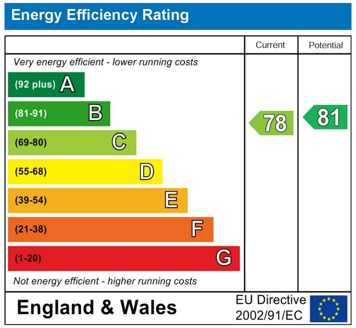

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