



# 17 Boston Court, Chandlers Ford, SO53 2EH

£250,000

An exceptionally spacious three bedroom ground floor apartment conveniently situated in the centre of Chandler's Ford and within walking distance to all amenities. The property commences with a 28'10" reception hall leading to an L shaped 18'9" x 16'3" sitting/dining room with access to a kitchen. In addition to this are three bedrooms all with built in wardrobes, together with a re-fitted bathroom. Boston Court occupies attractive communal gardens, with the apartment also benefiting from an allocated garage.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

28'10" (8.79m) Airing cupboard, storage cupboard.

#### Living Room/Dining Room:

18'9" x 16'3" (5.72m x 4.95m) An L shaped room with patio doors to balcony overlooking the gardens.

#### Kitchen:

9' x 7'4" (2.74m x 2.24m) Range of modern units, electric oven and hob with extractor hood over, space and plumbing for further appliances, tiled floor.

#### Bedroom 1:

12'3" x 8'10" (3.73m x 2.69m) Built in wardrobe.

#### Bedroom 2:

14'1" x 7'4" (4.29m x 2.24m) Built in wardrobe.

#### Bedroom 3:

12' x 7'4" (3.66m x 2.13m) Built in wardrobe.

#### Bathroom:

7'8" x 5'5" (2.34m x 1.65m) Re-fitted modern white suite comprising bath with mixer tap, thermostatic mixer bar shower unit over, wash basin with cupboard under, wc, tiled floor.

## OUTSIDE

### Gardens:

Boston Court benefits from attractive communal gardens for the residents to enjoy.

### Garage:

A single garage is situated behind the property.

## OTHER INFORMATION

### Tenure:

Leasehold

### Length Of Lease:

999 years from 1968

### Ground Rent:

£7.50 every 6 months

### Maintenance Charge:

£167.45 per month

### Approximate Age:

1960's

### Approximate Area:

852sqft/79.1sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Electric radiators with individual timers and thermostats

### Windows:

PVC windows

### Infant/Junior School:

Chandlers Ford Infant/Junior School

### Secondary School:

Toynbee Secondary School

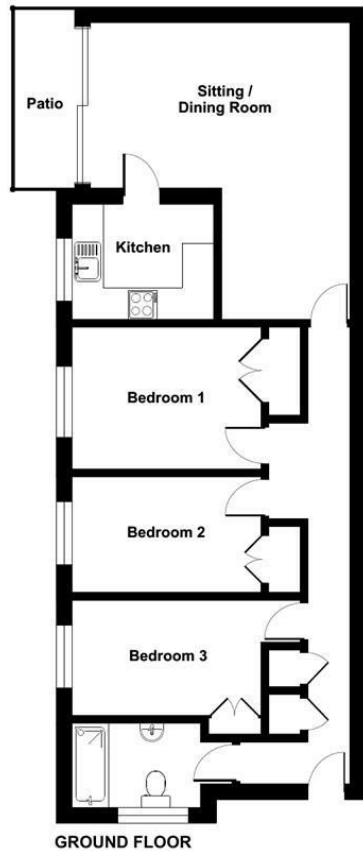
### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

Band C

Ground Floor = 852 sq ft / 79.1 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>		69	78
(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	

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94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



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