



sparks ellison

6 Sycamore Place, Chandlers Ford, SO53 5EL

£170,000

A delightful one bedroom first floor apartment presented in excellent condition throughout affording spacious well proportioned rooms. The property is conveniently and pleasantly located in Hiltingbury and within walking distance to shops on Hiltingbury Road and Ashdown Road together with Hiltingbury Recreation ground, community centre and schools. Particularly attractive features are the balcony from the living room which provides a southerly aspect, allocated off street parking and security entry system.

ACCOMMODATION

Communal Entrance Hall:
Stairs to first floor.

Entrance Hall:
Built in cupboard.

Sitting Room:
15'6" x 10' (4.72m x 3.05m) Doors to balcony with pleasant southerly aspect, window to the side providing dual aspect.

Kitchen:
11'1" x 9'11" (3.38m x 3.02m) Range of units, built in electric oven, gas hob with extractor hood over, space and plumbing for further appliances.

Bedroom 1:
11'11" x 10' (3.63m x 3.05m) Built in double wardrobe.

Bathroom:
6'6" x 6'2" (1.98m x 1.88m) White suite comprising bath with shower with shower over, wash basin, w.c.

OUTSIDE

The property occupies communal gardens.

Parking:
Allocated parking for No.6 and further communal visitor parking available.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
1st January 2005 for 169 years

Maintenance Charge:
£112 per month

Approximate Age:
2005

Approximate Area:
46.5sqm/501sqft

Sellers Position:
Looking for forward purchase

Heating:
Electric storage heaters

Windows:
UPVC double glazed windows

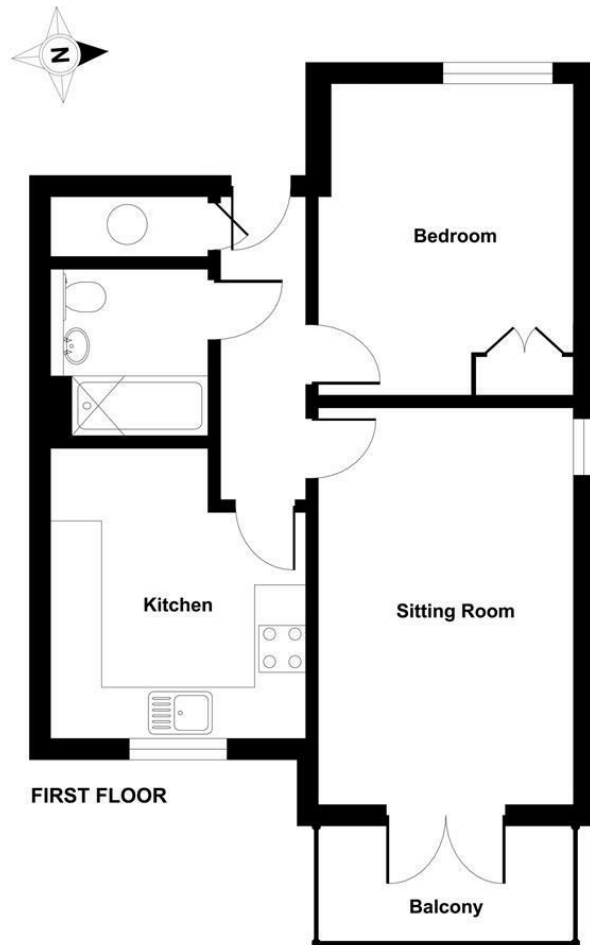
Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Council Tax:
Band A

Local Council:
Eastleigh Borough Council - 02380 688000

First Floor = 501 sq ft / 46.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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