



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 than the average apartment which combined with high ceilings creates a wonderful 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:

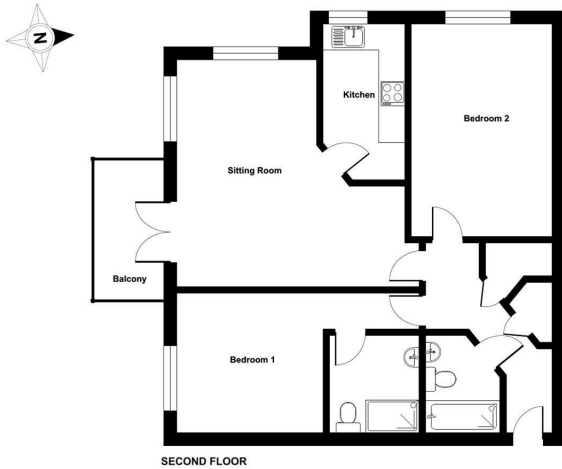
Eastleigh Borough Council - 02380 688000

Council Tax:

Band C



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrbocom 2025. Produced for Sparks Ellison. REF: 1231201

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