



se sparks ellison  
For Sale  
021 805 588 sparksellison.co.uk

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est. 2003

# 1 Ashdown Road, Chandler's Ford, SO53 5RB

**£220,000**

A well presented two bedroom first floor maisonette situated in the popular Hiltingbury area and within catchment for Hilltingbury and Thornden schools. The property benefits from well proportioned rooms and also benefits from a garage in a nearby block. The location is convenient for local shops on Ashdown Road and Hiltingbury Road together with Hiltingbury Infant/Junior school and Hiltingbury Recreation Ground.

## ACCOMMODATION

### Entrance Porch:

Storage cupboard, front door to:

### Entrance Hall:

Hatch to loft space, storage cupboard.

### Sitting Room:

16'x 11' (4.88m x 3.35m)

### Kitchen:

12'1" x 7' (3.68m x 2.13m) Built in oven, built in gas hob, fitted extractor hood over, space and plumbing for washing machine, space for fridge, space for freezer, cupboard housing boiler.

### Bedroom 1:

12'3" x 10'11" (3.73m x 3.33m)

### Bedroom 2:

11' x 9'11" (3.35m x 3.02m)

### Bathroom:

White suite with chrome fittings comprising bath with shower unit over and glazed screen, wash basin, w.c.

## OUTSIDE

### Communal Garden:

Communal gardens are situated to the rear.

### Garage:

A garage is situated in a nearby block behind the property.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

999 years from 1975

### Maintenance Charge:

£20 per month

### Ground Rent:

£10 per annum payable in June

### Approximate Age:

1972

### Approximate Area:

61sqm/656sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Secondary School:

Thornden Secondary School

### Council Tax:

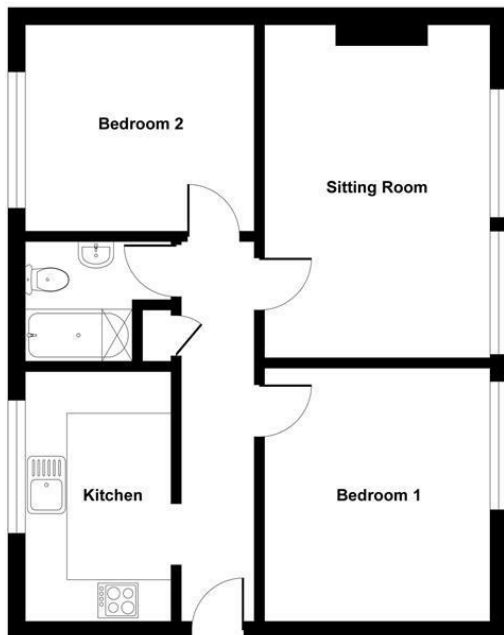
Band B

### Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Sparks Ellison. REF: 610666

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

