



CHALVINGTON
COURT



sparks ellison

1 Chalvington Court, Chandler's Ford, SO53 3DY

£195,000

A spacious ground floor maisonette conveniently situated within walking distance to the Central Precinct and shopping facilities together with Chandlers Ford railway station, places of work and bus services to Southampton and Winchester. The property affords spacious well proportioned rooms and also benefits from its own section of garden and garage to the rear.

ACCOMMODATION

Ground Floor

Reception Hall:
Storage cupboard.

Sitting Room:
15'5" x 10'5" (4.70m x 3.18m)

Kitchen:
10'10" x 6'4" (3.30m x 1.93m) Range of units, electric oven and hob with extractor hood over, space and plumbing for appliances, boiler, larder cupboard.

Bedroom 1:
10'11" x 10' (3.33m x 3.05m)

Bedroom 2:
12' x 7'10" (3.66m x 2.39m)

Bathroom:
7'11" x 4'10" (2.41m x 1.47m) Suite comprising bath with shower unit over, wash basin, wc, tiled floor.

OUTSIDE

The property benefits from its own section of garden to the front and a small area to the rear which is gravelled.

Garage:
A single garage is located in a block to the rear of the building.

OTHER INFORMATION

Tenure:
Leasehold

Term Of Lease:
999 years from 1966

Approximate Age:
1968

Approximate Area:
66.6sqm/717sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Fryern Infant/Junior Schools

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council 02380 688000


Council Tax:
Band D


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.

Ground Rent & Service Charge:
There are currently no charges

Ground Floor = 717 sq ft / 66.6 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richscm 2020. Produced for Sparks Ellison. REF: 647516

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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 	

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