



STEWART
HOUSE



sparks ellison

3e Stewart House Sycamore Avenue, Chandler's Ford, SO53 5RW

£175,000

A spacious top floor duplex apartment offered for sale with no forward chain and situated in the popular Hiltingbury area, within walking distance to local shops and amenities. The property affords generous well proportioned rooms. Bedroom two benefits from a balcony with far reaching views to the south and school catchments include Hiltingbury Infant and Hiltingbury Junior School and Thornden Secondary School.

ACCOMMODATION

Entrance Hall:

Built in storage cupboard.

Sitting Room:

Storage heater.

Kitchen:

Range of units with space for cooker, space for fridge freezer, space for washing machine.

Landing:

Airing cupboard.

Bedroom 1:

Storage heater.

Bedroom 2:

Access to balcony.

OUTSIDE

The property sits in communal grounds.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

945 years

Maintenance Charge:

Approximately £1400 per annum

Ground Rent:

£20 per annum

Approximate Age:

1970's

Approximate Area:

810sqft/75.2sqm

Sellers Position:

No forward chain

Heating:

Electric storage heaters

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band B

Local Council:

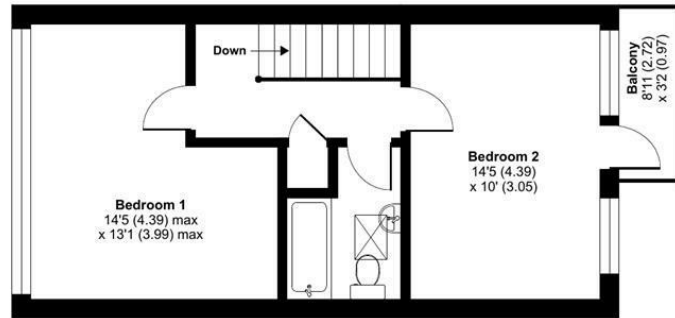
Eastleigh Borough Council - 02380 688000

Agents Note:

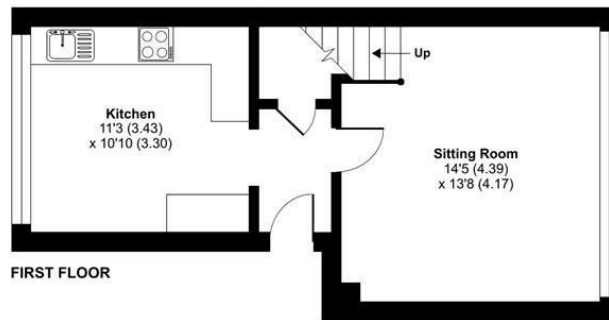
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



First Floor = 375 sq ft / 34.8 sq m
 Second Floor = 435 sq ft / 40.4 sq m
 Total = 810 sq ft / 75.2 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



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	

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

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