



sparks ellison

122 Hut Farm Place, Chandler's Ford, SO53 3LR

£170,000

A modern purpose built ground floor one bedroom apartment benefiting from a sought after open plan sitting/dining/kitchen room with double doors onto the patio, bedroom with built in wardrobes, bathroom and one allocated parking space. Hut Farm Place sits close to the centre of Chandlers Ford and provides easy commuter access to the motorway network along with neighbouring towns and cities.

ACCOMMODATION

Communal Entrance Hall:

Lift and stairs to all floors.

Entrance Hall:

Storage cupboard.

Sitting/Dining/Kitchen:

24'2" x 17'into bay (7.36m x 5.18m) Range of units comprising Induction hob with extractor hood over, electric oven, space for washing machine, space for fridge freezer, French doors leading onto patio.

Bedroom:

11'2" x 10'5" (3.40m x 3.18m) Built in wardrobe.

Bathroom:

White suite comprising bath with shower over and glazed screen, wash hand basin with cupboard under, WC.

OUTSIDE

The property sits in communal grounds.

Parking:

One allocated parking space.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 2008

Maintenance Charge:

£2,700 per year

Ground Rent:

£250 per year

Approximate Age:

2008

Approximate Area:

59.4sqm/640sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band B

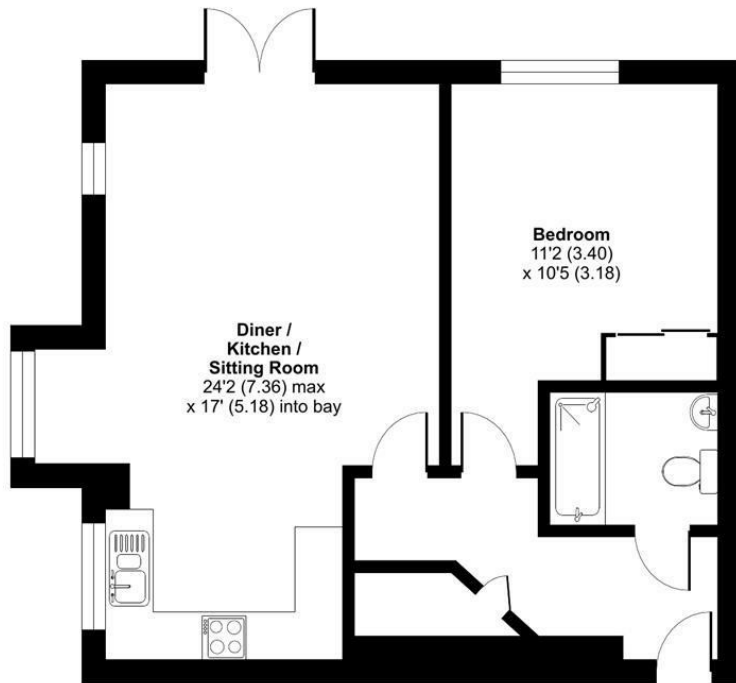
Local Council:

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 640 sq ft / 59.4 sq m
For identification only - Not to scale



GROUND FLOOR



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

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

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

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