



sparks ellison

15 Knightwood Mews, Valley Park, SO53 4TL

£220,000

A two bedroom first floor apartment forming part of this exclusive Brendon Care Development designed for the over 60's. The residents enjoy a secure setting with a host of facilities and personal care and the apartment itself occupies an attractive position with a balcony overlooking the garden. The spacious well planned accommodation comprises of a fully fitted kitchen, two double bedrooms and bathroom and is offered for sale with no forward chain. Homeowners within the Brendon Care community benefit from a host of amazing features and services that include pull alarms in each room backed up by 24 hour on call care together with a licensed restaurant, coffee shop, residents lounge, library, shop, hairdressing salon, clubs and activities. The communal areas can be reserved for functions and the restaurant can provide catering and several days a week hairdressers, beauticians and chiropodists visit the complex for appointments. Residents also enjoy maintenance free living with an onsite handyman who can change light bulbs, check smoke alarms and look after all appliances in the kitchen together with window cleaning being included.

ACCOMMODATION

Communal Entrance Hall:

With stairs and lift to all floors.

Entrance Hall:

Built in storage cupboard, built in coats cupboard

Sitting Room:

14'4" x 11'3" (4.37m x 3.43m) Feature fireplace surround and hearth with inset electric fire, door to balcony.

Kitchen/Breakfast Room:

10'11" x 9'2" (3.33m x 2.79m) Built-in oven, built-in microwave, built-in electric hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine.

Bedroom 1:

16'8" x 9'5" (5.08m x 2.87m) Fitted double wardrobe.

Bedroom 2:

12'11" x 8'10" (3.94m x 2.69m) Fitted double wardrobe.

Bathroom:

Comprising shower area, bath, wash hand basin, WC.

OUTSIDE

The property sits within well manicured communal gardens and there is a communal car parking area.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

999 years from 2006

Ground Rent:

Circa £38.92 Per month

Maintenance Charge:

Circa £830.00 Per month

Approximate Age:

2006

Approximate Area:

765sqft/71sqm

Sellers Position:

No forward chain

Heating:

Electric heating

Windows:

UPVC double glazed windows

Council Tax:

Band D

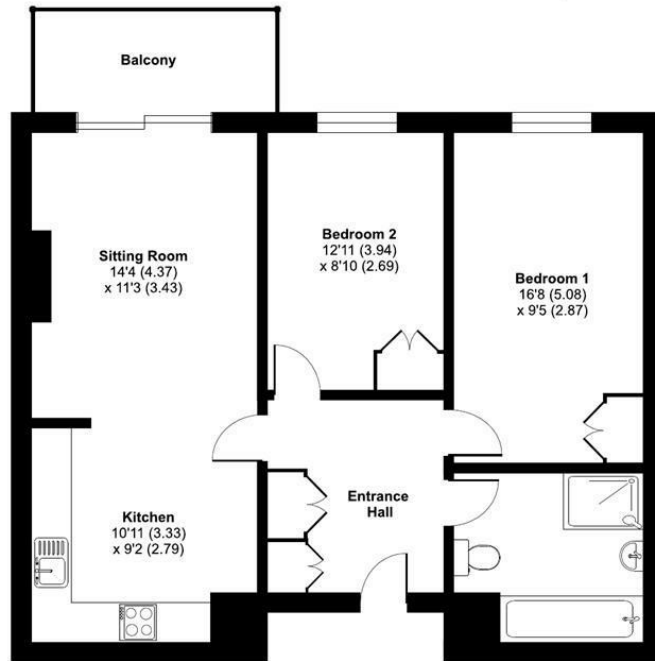
Local Council:

Test Valley Borough Council - 01264 368000

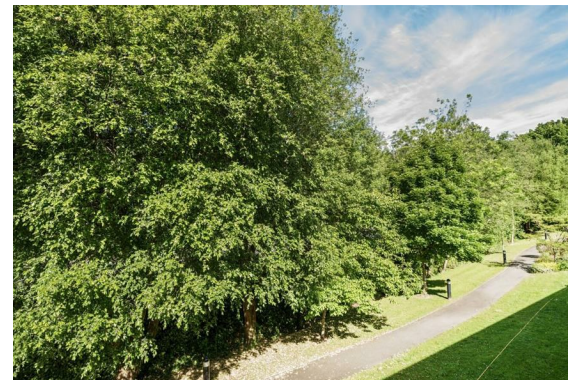
Agents Note:

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 £50 + vat for these checks regardless of the number of buyers involved.

First Floor = 765 sq ft / 71 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	79	80
(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



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.

