



sparks ellison

Flat 4, 133 Hiltingbury Road, Chandler's Ford, SO53 5NP

£175,000

A charming one-bedroom flat that presents an excellent opportunity for first-time buyers or those seeking a low-maintenance living space. The property is situated within an attractive block and is offered with no forward chain. Upon entering, you will find a well-proportioned reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The bedroom is comfortably sized, offering a peaceful retreat at the end of the day. The flat also features a well-maintained shower room, ensuring convenience and comfort. One of the standout features of this property is its location. It falls within the catchment area for the highly regarded Hiltingbury and Thornden schools. Additionally, residents will appreciate the proximity to local shops and a nearby recreation ground, providing ample opportunities for leisure and community engagement. This flat is presented in good order, allowing you to move in with ease and start enjoying your new home right away. With its appealing features and prime location, this property is not to be missed. Whether you are looking to invest or settle down, this flat on Hiltingbury Road is a delightful option that combines comfort, convenience, and community.

ACCOMMODATION:

Communal Entrance Hall:

Stairs to all floors.

Entrance Hall:

Sitting/Dining/Kitchen:

20'2" x 10'4" (6.15m x 3.15m) Built in oven, built in electric hob, fitted extractor hood, integrated fridge, integrated dishwasher, integrated washing machine, built in storage cupboard.

Bedroom 1:

11'6" x 9'9" (3.51m x 2.97m)

Shower Room:

Comprising shower in cubicle, wash hand basin, WC.

OUTSIDE:

Communal Garden:

There is a paved patio area and an area laid to lawn to the rear of the block. No.4 also benefits from a brick built storage shed.

Parking:

To the rear of the garden is a gravel parking area providing unallocated parking for owners.

OTHER INFORMATION

Tenure:

Leasehold with 1/6 of freehold

Term of Lease:

999 Years from 1st January 2018

Maintenance Charge:

Ad hoc as and when works required. Plan is to add a mains charge circa £50/£60 per month

Approximate Age:

Block refurbished & part re-constructed 2018

Approximate Area:

365sqft/33.9sqm

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Local Council:

Eastleigh Borough Council - 02380 688000

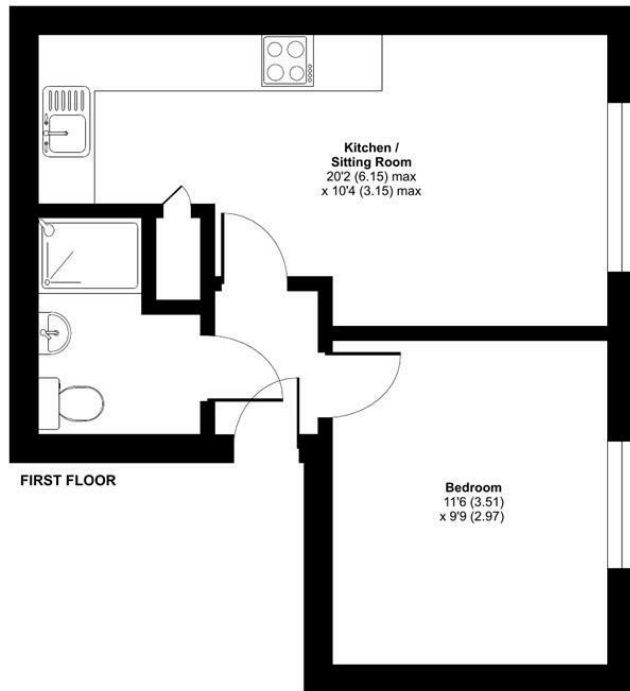
Council Tax:

Band A

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.

First Floor = 365 sq ft / 33.9 sq m
For identification only - Not to scale



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



