



sparks ellison

Flat 3, Parkway Court Parkway Gardens, Chandler's Ford, SO53 2DZ

£235,000

Located in Parkway Gardens in the heart of Chandler's Ford, this delightful first-floor maisonette offers a perfect blend of comfort and convenience. The property is exceptionally well presented throughout, showcasing a modern aesthetic that is sure to appeal to a variety of buyers. Upon entering, you will find a spacious reception room that invites relaxation and social gatherings. The maisonette boasts two generously sized bedrooms, providing ample space. The re-fitted modern kitchen is a highlight, equipped with contemporary fixtures and fittings that make cooking a pleasure. Additionally, the re-fitted modern bathroom offers a stylish and functional space. One of the standout features of this property is the garage, providing secure parking and extra storage options. The maisonette is situated in a quiet cul-de-sac, ensuring a peaceful living environment while still being conveniently located. Residents will appreciate the proximity to local shops, the railway station, and bus services, making commuting and daily errands effortless. This maisonette is an ideal choice for first-time buyers, small families, or those looking to downsize without compromising on quality or location. With its spacious rooms and modern amenities, this property is ready to welcome its new owners.

ACCOMMODATION

Hallway:
Stairs up to landing.

FIRST FLOOR

Landing:
Hatch to loft space.

Sitting Room:
14'6" x 10'3" (4.42m x 3.13m)

Kitchen/Dining Room:
13'3" x 8'10" (4.04m x 2.70m) An attractive and modern comprehensive range of grey Shaker style units, electric oven and hob with extractor hood over, integrated dishwasher, space and plumbing for further appliances, breakfast bar for two.

Bedroom 1:
18'8" x 10'2" (4.47m x 3.10m) Built in wardrobe and cupboard.

Bedroom 2:
11'3" x 8'6" (3.43m x 2.60m) Airing cupboard.

Bathroom:
Re-fitted modern suite with brass fitments comprising bath with mixer tap and separate shower unit over and glazed screen, wash basin with cupboard under, WC.

OUTSIDE

The residents have created their own section of gardens to the rear of the property.

Garage:
19' x 9'7" (5.79m x 2.91m)

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
999 years from 1969

Ground Rent:
£15 per annum

Approximate Age:
Circa 1969

Approximate Area:
906sqft/84.1sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

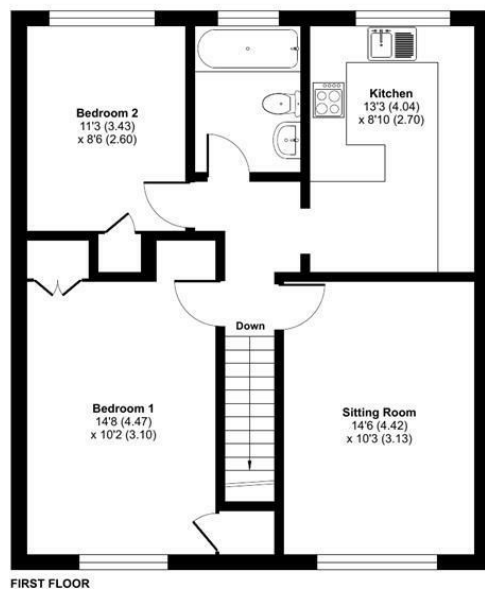
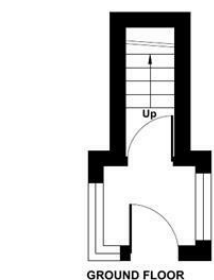
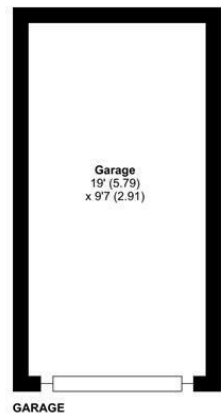
Secondary School:
Toynbee Secondary School

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 = 41 sq ft / 3.8 sq m
 First Floor = 684 sq ft / 63.5 sq m
 Garage = 181 sq ft / 16.8 sq m
 Total = 906 sq ft / 84.1 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 | | |
| (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.



