



sparks ellison

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

OIEO £210,000

Offered with no forward chain this modern purpose built two bedroom second floor apartment with balcony overlooking an open green and benefiting from a westerly aspect. The property benefits from two bedrooms, the master having an en-suite shower room, an open plan sitting room/kitchen and bathroom. The property is presented in good decorative order throughout and benefits from lift facilities and has an allocated parking space.

ACCOMMODATION

Communal Entrance Hall:

Stairs and lift to all floors.

Entrance Lobby:

Entrance Hall:

Two built in storage cupboards.

Sitting Room/Kitchen:

18'10" x 10'4" (5.74m x 3.15m) The sitting area benefits from double doors to a balcony overlooking an open green whilst the kitchen area comprises built in electric oven, built in four ring electric hob, fitted extractor hood, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, cupboard housing boiler.

Bedroom 1:

11'1" max x 9'10" (3.38m max x 3.00m) Built in double wardrobe.

En-Suite:

6'8" max x 6' (2.03m max x 1.83m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, w.c.

Bedroom 2:

10'3" x 9'6" (3.12m x 2.90m)

Bathroom:

6'8" x 6'6" (2.03m x 1.98m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin w.c.

OUTSIDE

Parking:

Allocated parking space.

OTHER INFORMATION

Tenure:

Leasehold

Lease Length:

125 years from 2011

Ground Rent:

£250 per annum

Maintenance Charge:

£1509 per annum

Approximate Age:

2011

Approximate Area:

58sqm/624sqft

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Local Council:

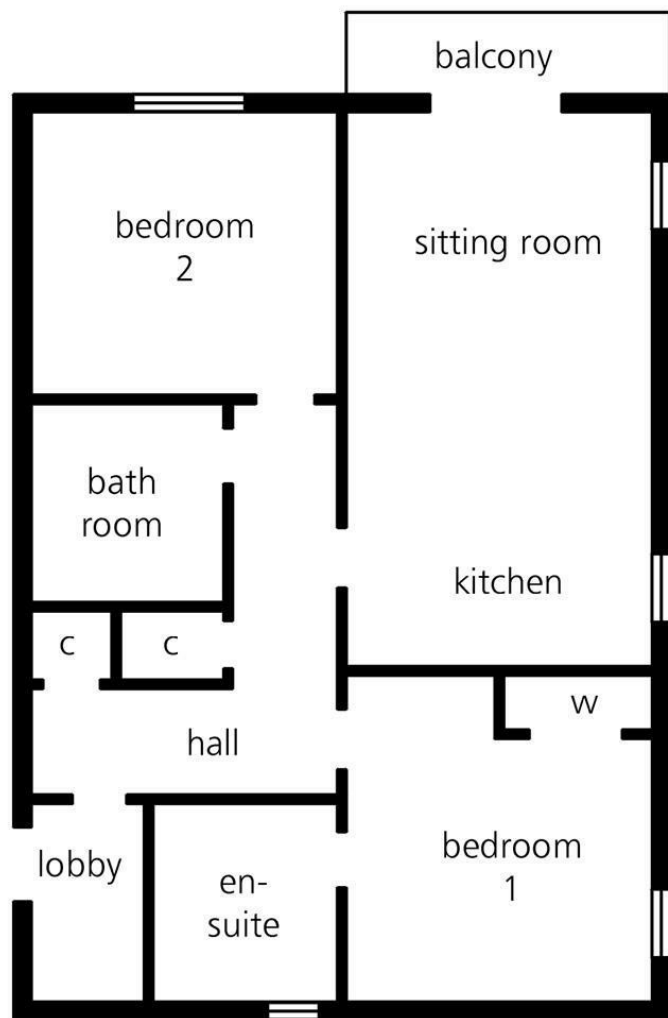
Eastleigh Borough Council - 02380 688000

Council Tax:

Band B

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.



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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