



sparks ellison

20 Charlotte Court, Chandler's Ford, SO53 1TZ

£140,000

This purpose-built apartment, located on Merton Avenue, is specifically designed for individuals aged 55 and over, offering a comfortable and secure living environment. The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. The double bedroom provides a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors. One of the standout features of this property is its prime location. It is ideally situated for easy access to the town centre, where you will find a variety of shops, cafes, and amenities. Additionally, excellent bus routes are nearby, making it simple to explore the surrounding areas or visit friends and family. The property benefits from no forward chain, allowing for a smooth and efficient purchasing process. Residents can also enjoy the communal grounds, which provide a lovely outdoor space to unwind, as well as communal parking for added convenience. This flat presents an excellent opportunity for those seeking a low-maintenance lifestyle in a vibrant community. Whether you are looking to downsize or simply wish to enjoy the benefits of a well-located home, this property is well worth considering.

ACCOMMODATION

Communal Entrance Hall:

Entrance Hall:
Two built in storage cupboards.

Kitchen:
10'6" x 7'1" (3.19m x 2.15m) Built in oven, built in electric hob, integrated extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer.

Sitting Room:
17'6" x 10'6" (5.34m x 3.19m) Wall mounted security entry phone.

Bedroom:
14'8" x 8'10" (4.47m x 2.69m) Range of fitted furniture incorporating hanging, cupboard and drawer space.

Bathroom:
Comprising bath with shower over, wash hand basin, WC.

OUTSIDE
The property sits within communal gardens.

Parking:
There is a communal car park.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
999 years from 1/11/85

Maintenance Charge:
£125 per month

Approximate Age:
1987

Approximate Area:
47.8sqm/514sqft

Sellers Position:
No forward chain

Heating:
Electric wall heaters

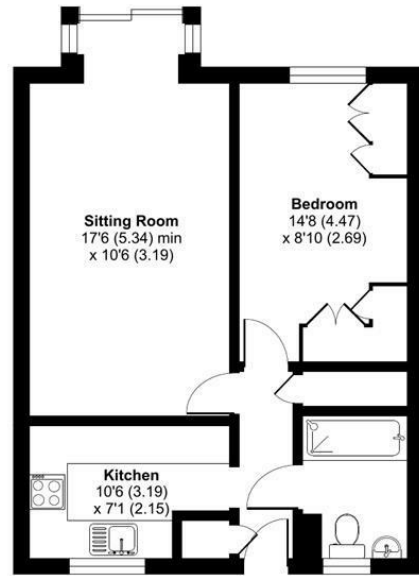
Windows:
Double glazed windows

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 = 514 sq ft / 47.8 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		
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

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

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.



