



sparkes ellison

Flat 1, Chandlers Gate Hursley Road, Chandler's Ford, SO53 2RT

£195,000

Situated on Hursley Road in Chandler's Ford, this spacious two-bedroom ground floor flat offers a delightful living experience. The property is presented in excellent condition throughout and one of the standout features of this flat is the brand new en-suite bathroom, which adds a touch of luxury and convenience to the master bedroom. The additional bathroom is also presented in great condition. This home boasts generous living areas, providing ample room for relaxation and entertaining. Externally the property benefits from one allocated parking space as well as plenty of visitor bays. Chandler's Ford is known for its friendly community and excellent amenities, including shops, schools, and parks, all within easy reach. This property is perfect for those seeking a modern and comfortable lifestyle in a desirable location.

ACCOMDATION

Communal Entrance Hall:

Entrance Hall:

Airing cupboard accommodating boiler and large storage cupboard.

Kitchen/Dining/Sitting Room:

21'2" x 11'1" (6.46m x 3.39m) Range of units including integrated electric hob, electric oven and dishwasher. Space for fridge/freezer.

Bedroom 1:

9'9" x 9'7" (2.98m x 2.92m)

En-Suite:

Recently fitted modern suite comprising WC, wash basin with cupboard under, walk in shower cubicle with glass door/screen.

Bedroom 2:

10'8" x 9'6" (3.24m x 2.90m)

Bathroom:

White suite comprising WC, wash basin with cupboard under and bath with shower over with glass screen.

OUTSIDE

Parking:

Allocated parking for one car and multiple visitor bays.

OTHER INFORMATION

Tenure:

Leasehold

Lease Length:

155 years from 1st October 2006

Ground Rent:

£225 per annum payable in two instalments in January and July

Maintenance Charge

£1839.67 per annum

Approximate Age

2006

Approximate Area

672sqft/62.4sqm

Heating

Gas central heating

Windows

UPVC double glazing

Infant/Junior School:

Chandler's Ford Infant School/Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

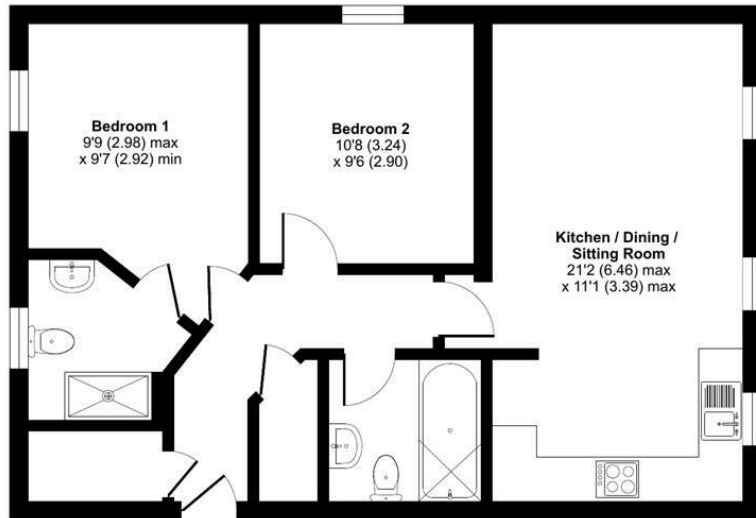
Council Tax:

Band C

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 = 672 sq ft / 62.4 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	79	79
(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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