



sparks ellison

11 Knightwood Mews, Shannon Way, Chandlers Ford, SO53 4TL

£230,000

A well presented two bedroom first floor apartment forming part of this exclusive Brendon Care Development designed for the over 60's. The residents enjoy a secure setting with a host of facilities and personal care and the apartment itself occupies an attractive position with a balcony overlooking the garden. The spacious well planned accommodation comprises of a fully fitted kitchen, two double bedrooms and bathroom. Homeowners within the Brendon Care community benefit from a host of amazing features and services that include pull alarms in each room backed up by 24 hour on call care together with a licensed restaurant, coffee shop, residents lounge, library, shop, hairdressing salon, clubs and activities. The communal areas can be reserved for functions and the restaurant can provide catering and several days a week hairdressers, beauticians and chiropodists visit the complex for appointments. Residents also enjoy maintenance free living with an onsite handyman who can change light bulbs, check smoke alarms and look after all appliances in the kitchen together with window cleaning being included.

ACCOMMODATION

Ground Floor

Communal Entrance Hall:
Stairs and lift to all floors. Within the entrance hall there is a reception desk, administration offices and a small shop.

First Floor

Entrance Hall:
Built in airing cupboard, built in coats cupboard.

Sitting Room:
14'4" x 11'3" (4.37m x 3.43m) Feature fireplace surround and hearth with inset electric fire, patio doors to balcony which overlooks the front of the development.

Balcony:
12'1" x 5' (3.68m x 1.52m)

Kitchen/Breakfast Room:
11'4" x 10'5" (3.45m x 3.18m) Built in electric oven, built in microwave, built in four ring electric hob, fitted extractor hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, space for table and chairs.

Bedroom 1:
16'7" x 9'6" (5.05m x 2.89m) Fitted double wardrobe.

Bedroom 2:
11'9" x 8'10" (3.58m x 2.69m) Fitted double wardrobe.

Bathroom:
9'6" x 8'4" (2.90m x 2.54m) Wet room with shower area, bath with mixer tap and shower attachment, wash hand basin, wc.

OUTSIDE

Externally the property benefits from expansive communal grounds and visitor parking.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 2006

Service Charge:
£948 per month

Approximate Age:
2006

Approximate Area:
746sqft/69.3sqm

Heating:
Electric

Windows:
Aluminium double glazing

Sellers Position:
Found property to purchase

Council Tax:
Band D

Local Council:
Test Valley Borough Council 01264 368000

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 = 746 sq ft / 69.3 sq m
For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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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