



# 6 Oaklands House 237 Hursley Road, Chandler's Ford, SO53 1JP

£200,000

A fantastic opportunity to purchase a charming first floor flat situated in a tremendously convenient location within Chandler's Ford. The property enjoys some superb features in particular two allocated parking spaces, a large ensuite bathroom in the master bedroom and a delightful communal garden. Positioned on Hursley Road, the home offers easy access to local amenities, Chandler's Ford Train Station and the motorway junctions therefore making it suitable for a multitude of different buyers.

## ACCOMMODATION

### Entrance Hall:

Cupboard and intercom to building entrance.

### Kitchen:

9'5" x 6'1" (2.88m x 1.85m) Range of units, integrated fridge/freezer, gas hob, oven, sink, washing machine and boiler on the wall. There is space for a small table or breakfast bar.

### Sitting Room:

14'7" x 9'5" (4.45m x 2.88m)

### Bedroom 1:

14'8" x 9'11" (4.46m x 3.02m) Built in wardrobe

### Bedroom 2:

8'11" x 8' (2.71m x 2.44m) Built in Wardrobe

### Shower Room:

White suite comprising of wash basin, W/C and shower cubicle.

### En-suite Bathroom:

White suit comprising of Wash basin, W/C and bath tub.

### Outside

Communal gardens and two allocated parking spaces.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

125 years from 2000

### Ground Rent:

£170.00 per year

### Maintenance Charge:

£2,000.00 per year

### Approximate Age:

2000

### Approximate Area:

568sqft/52.7sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden School

### Local Council:

Eastleigh Borough Council - 02380 688000

### Council Tax:

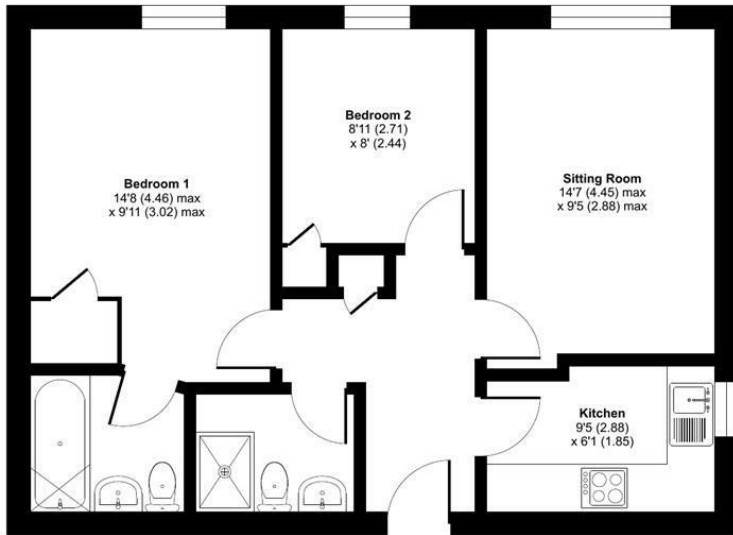
Band C

### Agents Note:

A Japanese knotweed treatment plan is in place for the garden area, managed by Greenspan Projects. Further information is available from the agent

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 = 568 sq ft / 52.7 sq m  
For identification only - Not to scale



FIRST FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 80                      | 81        |
|                                             | EU Directive 2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1385991

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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.



