



sparks ellison

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

£180,000

Situated on Hursley Road in the popular area of Chandler's Ford, this well presented two bedroom first floor apartment offers an excellent opportunity for a wide range of buyers. Ideally located, the property is within easy reach of local amenities, Chandler's Ford railway station and the motorway network, making it an ideal choice for commuters, first time buyers and investors alike. The apartment benefits from two allocated parking spaces, a spacious principal bedroom with an en suite shower room, and access to attractive communal gardens, providing a pleasant outdoor space to enjoy. Offering comfortable accommodation in a highly convenient location, this is a fantastic opportunity to purchase a home in one of Chandler's Ford's most sought after areas.

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'(271m 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:

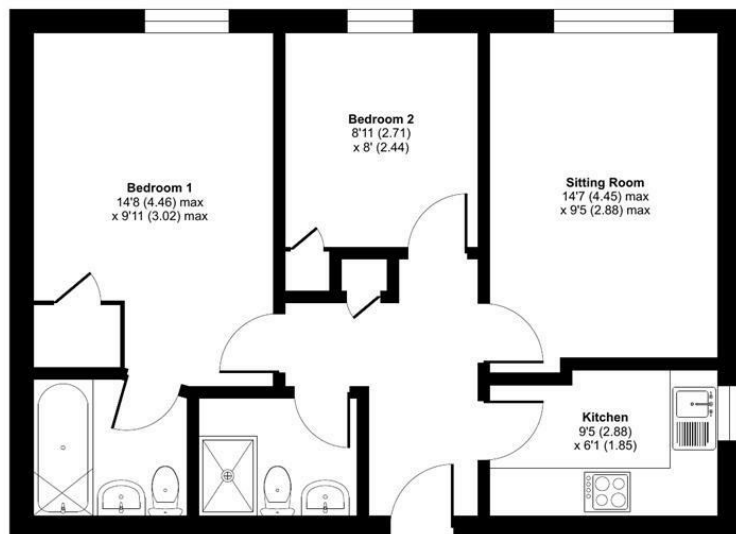
Band C

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) 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	

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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.



