



sparks ellison

22 Knightwood Mews, Shannon Way, Chandler's Ford, SO53

£229,950

An exceptional two bedroom first floor apartment forming part of this exclusive Brendoncare development designed for the over 60's whereby the residents enjoy a secure setting with a host of facilities and personal care. The apartment itself occupies a most attractive position at the rear of the development with a wrap around balcony from the sitting room looking towards woodland. The spacious accommodation also comprises of fully fitted kitchen, two double bedrooms and bathroom and is offered for sale with no forward chain.

ACCOMMODATION

Reception Hall:
Built in coats cupboard, built instorage cupboard.

Sitting Room:
14'10" x 11'3" (4.52m x 3.43m). Fireplace, patio doors onto balcony.

Wrap Around Balcony:
Pleasant views towards woodland.

Kitchen:
11'6" x 11'2" (3.51m x 3.40m). A comprehensive range of units and fully fitted with electric oven and microwave, fridge freezer, dishwasher and washing machine, electric hob with extractor hood over, space for table and chairs.

Bedroom 1:
18' x 9'5" (5.49m x 2.87m). Fitted wardrobe, door to bathroom.

Bedroom 2:
14'4" x 8'9" (4.37m x 2.67m). Fitted wardrobe.

Bathroom:
9'6" x 8'6" (2.90m x 2.59m). Wet room style with walk in shower area, bath, wash basin, w.c., airing cupboard.

OUTSIDE

Knightwood Mews occupies wonderful communal gardens for residents to enjoy.

Parking:
Resident and visitor parking available

OTHER INFORMATION

Tenure:
Leasehold

Length Of Lease:
125 years from 2006

Maintenance Charge:
£948.00

Approximate Age:
2006

Approximate Area:
789sqft/73.2sqm

Sellers Position:
No forward chain

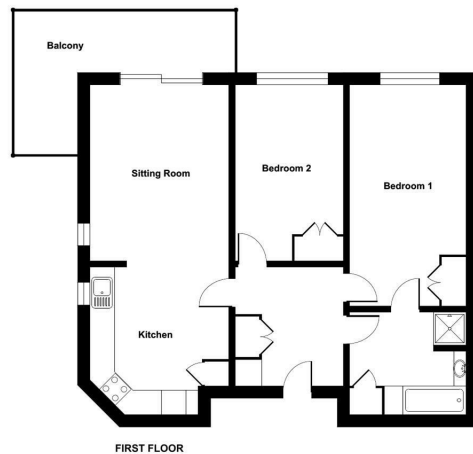
Heating:
Electric under floor and ceiling heating

Windows:
UPVC double glazed windows

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band D

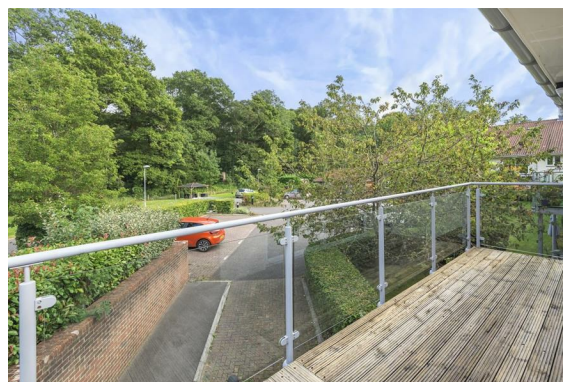
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



First Floor = 789 sq ft / 73.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Sparks Ellison. REF: 171309



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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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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