



sparks ellison

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

£239,950

ATTENTION
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:

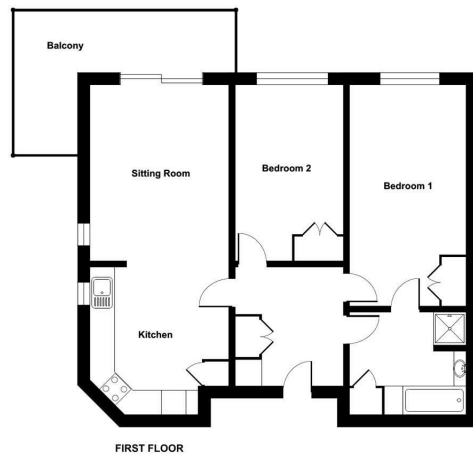
Test Valley Borough Council - 01264 368000

Council Tax:

Band D

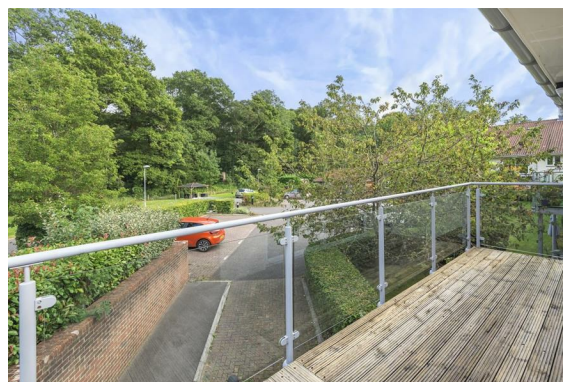
Agents Note:

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

RICS Certified Property Measurer
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

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.

