



6 Liberty Court 25 Hiltingbury Road, Chandler's Ford, SO53 5SR

£315,000

A two bedroom second floor apartment built in 2009 by the reputable Bargate Homes, this property is part of a charming purpose-built block comprising just eight apartments, ensuring a sense of community and tranquillity. The flat features a welcoming open plan living area, ideal for both relaxation and entertaining. With two well-proportioned bedrooms, it provides ample space for individuals or small families. The bathroom is thoughtfully designed, catering to all your daily needs. Additionally, a useful and secure, individual storage room on the second floor of the block provides excellent additional space for storing extra belongings. For those who value convenience, this property includes parking for one vehicle as well as visitor parking. The apartment is also situated close to local shops and bus routes, making it easy to access everyday amenities and transport links. Whether you are a first-time buyer or looking to downsize, this flat on Hiltingbury Road presents an excellent opportunity to enjoy modern living in a vibrant community. With its appealing features including a lift to all floors and prime location, it is sure to attract interest from a variety of potential buyers.

ACCOMMODATION

Communal Entrance Hall:

Stairs and lift to all floors.

Entrance Hall:

Built in storage cupboard, wall mounted security entry phone.

Sitting/Dining Room:

17'8" x 12'7" (5.39m x 3.84m) Bay window overlooking the communal garden, space for table and chairs.

Kitchen:

6'4" x 4'5" (1.92m x 1.34m) Open plan to Sitting/Dining Room, Built in double oven, built in four ring gas hob, fitted extractor hood, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer.

Bedroom 1:

13'1" x 10'4" (3.98m x 3.16m) Built in wardrobes.

Bedroom 2:

12' x 9'1" (3.66m x 2.76m) Built in wardrobes housing boiler.

Bathroom:

White suite with chrome fittings comprising bath with shower over, wash hand basin, WC, tiled floor.

Storage Room:

On the third floor of the apartment block there is an individual, lockable storage room which is carpeted and has light and power.

OUTSIDE

The block sits within well manicured and maintained communal gardens including gazebo. There is a communal bin store. Each apartment also benefits from its own individual bike shed/storage unit with light.

Parking:

Allocated parking space located next to the main communal door. There is also visitor parking.

OTHER INFORMATION

Tenure:

Leasehold. The vendor informs us that each flat owns a share of the Freehold.

Term of Lease:

125 years from 2009

Management Charges:

£750 in two instalments

Approximate Age:

2009

Approximate Area:

56.2sqm/606sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Chandlers Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band B

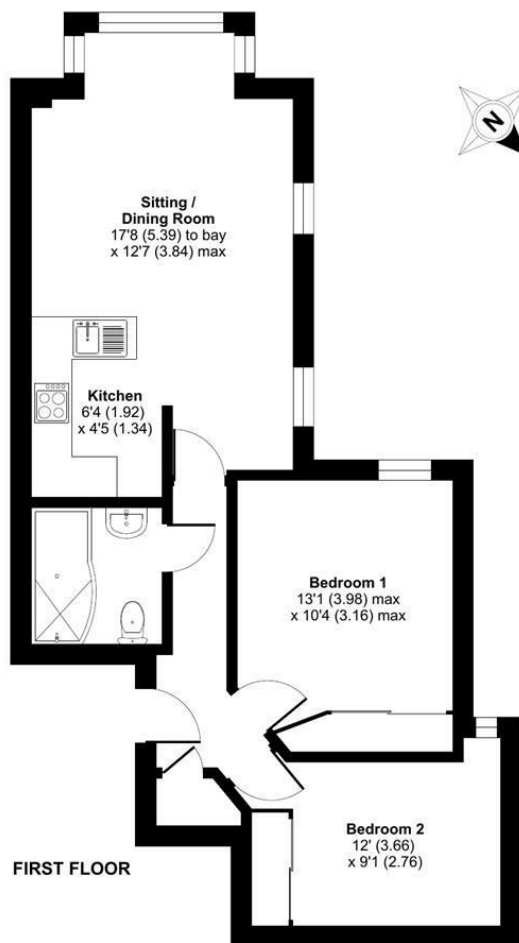
Local Council:

Eastleigh Borough Council - 02380 688000

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 = 606 sq ft / 56.2 sq m
For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2025. Produced for Sparks Ellison. REF: 1380827

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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.

