



sparkes ellison

26 Simpkins Court, Chandler's Ford, SO53 1AL

£220,000

Offered for sale with no forward chain, this attractive first floor apartment presents an excellent opportunity for first-time buyers, investors and those looking to downsize alike. The well proportioned accommodation includes two generous bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a modern kitchen/breakfast room and a bright sitting/dining room opening onto a private balcony, providing an ideal space to relax and unwind. Set within well maintained communal grounds, the property further benefits from an allocated parking space and enjoys a convenient position close to local amenities and transport links. Falling within the catchment area for the highly regarded Thornden School, Simpkins Court combines comfortable, low maintenance living with excellent accessibility, making it a superb home or investment purchase. The property is offered for sale with no forward chain.

ACCOMMODATION

Communal Entrance Hall:
Lift and stairs to all floors.

Entrance Hall:
Built in storage cupboard.

Kitchen/Breakfast Room:
12'6" x 7'9" (3.81m x 2.36m) Built-in oven, built-in gas hob, integrated extractor hood, integrated washing machine, space for fridge freezer, space for table and chairs, boiler in cupboard, tiled floor.

Sitting/Dining Room:
15'8" x 11'3" (4.78m x 3.43m) Doors leading to balcony overlooking Pine Road and the communal gardens.

Bedroom 1:
15'7" x 9'7" (4.75m x 2.92m)

En-suite:
Comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:
15'5" x 8'7" (4.70m x 2.62m)

Bathroom:
Comprising bath with shower attachment, wash hand basin, WC, tiled floor.

OUTSIDE
The property sits within communal grounds.

Parking:
Flat 26 benefits from an allocated parking space in the gated car park.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
99 years from 2005

Maintenance Charge:
£202.68 per month

Approximate Age:
2005

Approximate Area:
69.9sqm/753sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Hiltingbury Infant/Junior School

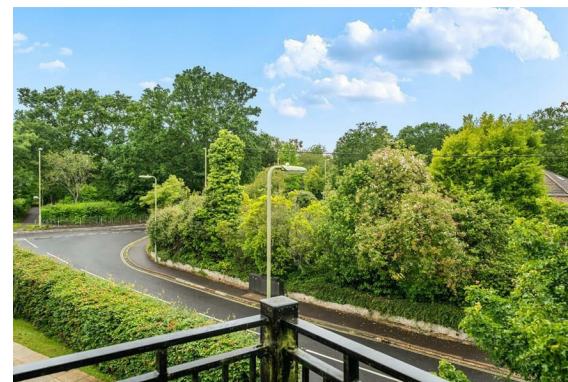
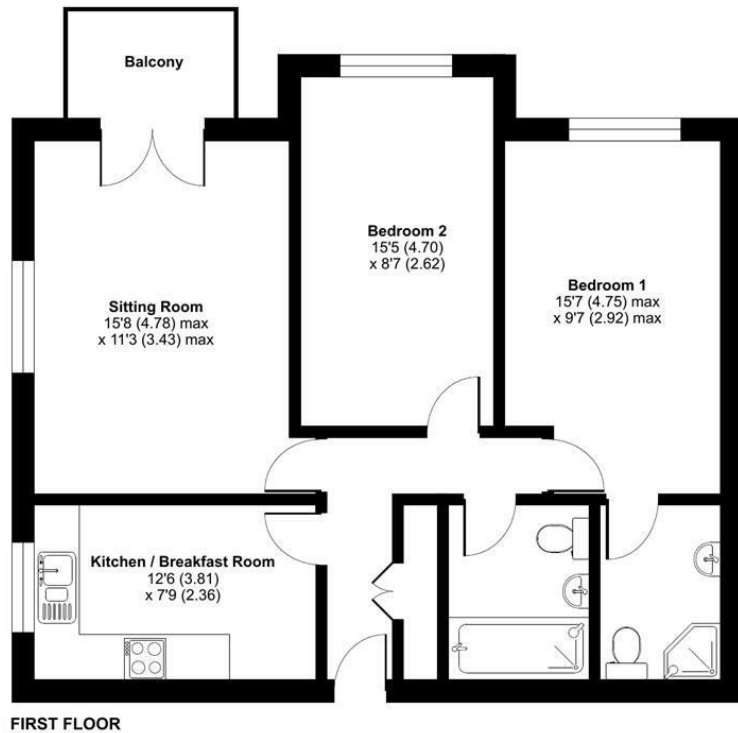
Secondary School:
Thornden Secondary School

Council Tax:
Band C

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 = 753 sq ft / 69.9 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	83	83
(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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