



sparks ellison

Flat 10, 10 Dean Place, Chandler's Ford, SO53 2RP

£1,300 Per Month

Located on Hursley Road, this spacious first-floor apartment offers two well-proportioned bedrooms, one with an ensuite, a second bathroom, fitted kitchen, and sitting room which opens onto a lovely balcony. Security is paramount, with a secure entry system ensuring peace of mind for residents. Additionally, the property benefits from lift access to all floors, making it easily accessible for everyone. Situated within walking distance of local shops and the railway station, this location is perfect for those who appreciate easy access to amenities and transport links.

ACCOMMODATION

Main Communal Entrance:
Accessed via security entry system with stairs and lift to all floors.

Reception Hall:
Airing cupboard, storage cupboard.

Sitting Room/Dining Room:
18'1" x 11' (5.52m x 3.35m) Fireplace with electric fire, double doors to balcony.

Kitchen:
11'3" x 10'11" (3.42m x 3.34m) A comprehensive range of fitted units, Corian worktops, electric oven, electric hob with extractor hood over, integrated fridge freezer and additional freezer, integrated washing machine, space for table and chairs, tiled floor.

Bedroom 1:
18'5" x 9'4" (5.61m x 2.85m) Fitted wardrobe.

En-suite Shower Room:
Suite comprising shower cubicle, wash basin, WC, tiled floor.

Bedroom 2:
11'1" x 8'11" (3.39m x 2.71m) Fitted wardrobe.

Bathroom:
Suite comprising bath with mix tap and shower attachment, wash basin, WC, tiled floor.

Parking:
One allocated parking space, numerous visitor parking spaces.

Available:
Immediately

Holding Deposit:
£300.00

Security Deposit:
£1500.00

Approximate Area:
820sqft/76.2sqm

Heating:
Electric

Windows:
UPVC double glazed windows

Infant/Junior School:
Chandler's Ford Infant/Merdon Junior School

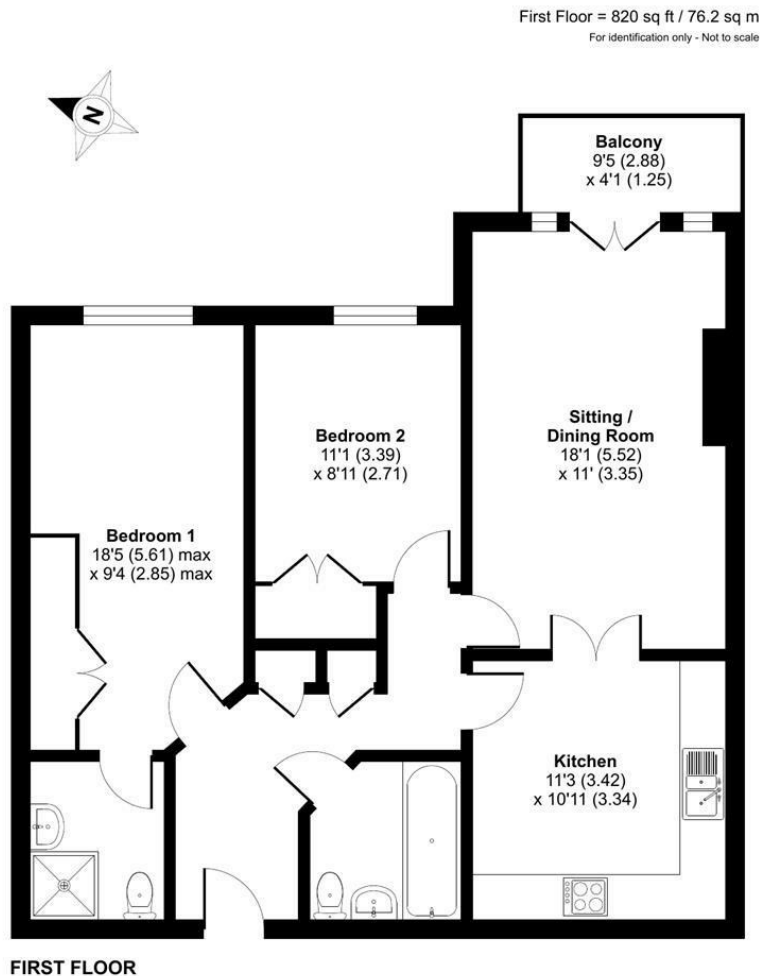
Secondary School:
Toynbee Secondary School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

OTHER INFORMATION

Approximate Age:
2005



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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