



sparkes ellison

Chandlers Gate Hursley Road, Chandler's Ford, SO53 2RT

£200,000

This well-presented first floor apartment offers spacious and modern accommodation, featuring two double bedrooms, allocated parking, and an excellent position within a sought after contemporary development. Ideally suited to first time buyers, investors, or those looking to downsize. The property is conveniently located close to local amenities and transport connections. The accommodation is accessed via a welcoming entrance hall, complete with useful built in storage. The generous open plan sitting room enjoys an abundance of natural light from a large front facing window, creating a bright and inviting living space. The adjoining kitchen has been stylishly updated and is fitted with a range of contemporary wall and base units, attractive work surfaces and space for essential appliances. Both bedrooms are well proportioned doubles, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom is fitted with a modern white suite and finished to a high standard. Outside, residents enjoy access to attractive communal grounds, together with an allocated parking space and additional visitor parking. Offered to the market with no onward chain, this is an excellent opportunity to acquire a low maintenance home in a popular residential location.

ACCOMMODATION

Communal Front Door:
Leading to hallway

Private Front Door:

Hallway:
Full height storage cupboard, further full height storage cupboard housing combination boiler.

Sitting Room:
15'0" x 10'10" (4.57m x 3.30m)

Kitchen:
10'10" x 5'10" (3.31m x 1.78m) Modern fitted kitchen with a range of units, fitted oven with hob and extractor hood over, space for fridge freezer, space for washing machine, sink unit.

Bedroom 1:
11'2" x 10'9" (3.41m x 3.27m) Dual aspect room, door to en-suite.

En-Suite:
Shower cubicle, wash hand basin with cupboard under, WC, extractor fan.

Bedroom 2:
10'4" x 9'3" (3.15m x 2.83m)

Bathroom:
Modern white suite comprising bath, WC, wash hand basin with cupboard under.

OUTSIDE
The property sits in an attractive well manicured communal gardens and benefits from one allocated parking space.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
155 years from 1st January 2006 - 134 years remaining

Maintenance Charge:
£1727.00 per annum

Ground Rent:
£225.00 per annum

Approximate Age:
2006

Approximate Area:
681 sq ft / 63.2 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Chandlers Ford Infant School/Merdon Junior School

Secondary School:
Toynbee Secondary School

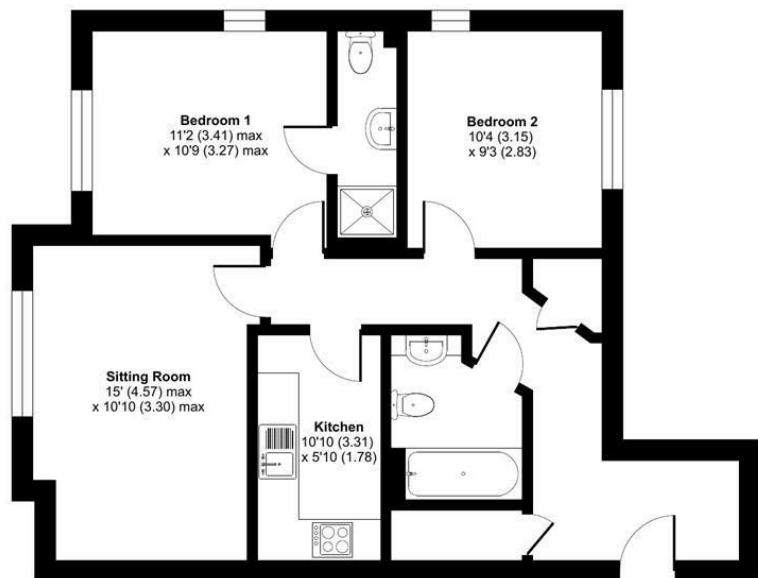
Local Council:
Eastleigh Borough Council 02380 688000

Council Tax:
Band C

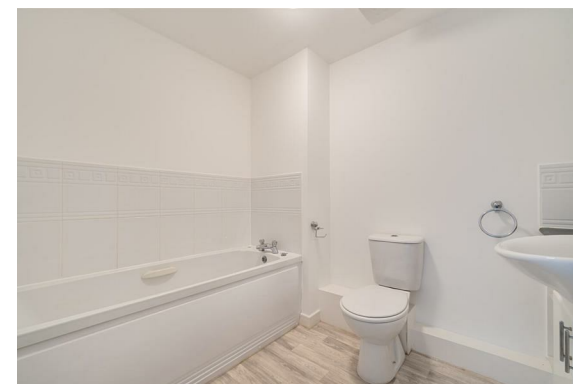
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

First Floor = 681 sq ft / 63.2 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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.



