



sparks ellison

296b Leigh Road, Chandler's Ford, SO53 3AU

Guide Price £150,000

Sparks Ellison are delighted to offer this well presented one bedroom apartment on the first floor in a popular Chandler's Ford location. A key highlight is the share of freehold, offered with an exceptionally long 989 year lease and a low £600 annual service charge, providing buyers with a reassuring, long-term asset. This is an excellent opportunity for first time buyers, investors, or anyone looking to downsize. The apartment feels bright and airy, with a generous open plan kitchen/living room ideal for relaxing and entertaining. The kitchen is well fitted with good storage and space for white goods, while the double bedroom is well proportioned with room for sleeping and storage. A spacious bathroom completes the accommodation. Outside, residents benefit from communal off road parking, with access to loft space also available. Chandler's Ford offers excellent local shops, cafes, and amenities, with a Tesco Express right on the doorstep. The location is well connected too, with easy access to the M3 and M27 and a nearby train station serving Winchester and Southampton. A rare chance to secure a share of freehold flat with such a long lease for excellent value, a viewing is highly recommended.

ACCOMMODATION

Hallway:
Entrance hall with space for coats and shoes.

Kitchen/Sitting Room:
18'5" x 16'1" (5.61m x 4.91m) Open plan kitchen/living area with a bay window. Fitted kitchen with electric hob and oven, sink, extractor fan.

Bedroom:
9'5" x 9'1" (2.86m x 2.77m) Double bedroom with built-in wardrobes.

Bathroom:
Bath with electric shower over, WC, wash basin, airing cupboard, plumbing and space for a washing machine.

OUTSIDE
Residents' parking and gardens.

OTHER INFORMATION

Tenure:
Leasehold with share of Freehold.

Term of Lease:
999 years commencing on 20 May 2016. 989 years remaining

Maintenance Charge:
£50 per month.

Ground Rent:
n/a

Approximate Area:
472 sq ft / 43.9 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Electric storage heating

Windows:
UPVC double glazing

Loft:
Partially boarded.

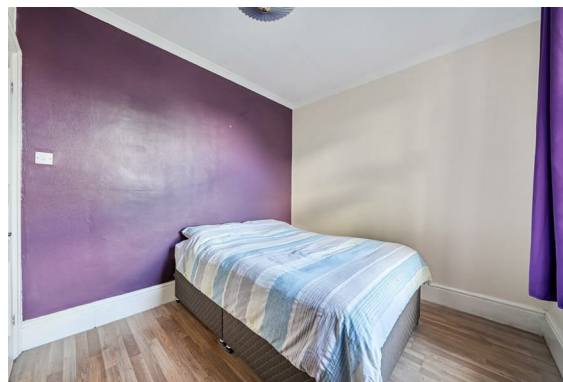
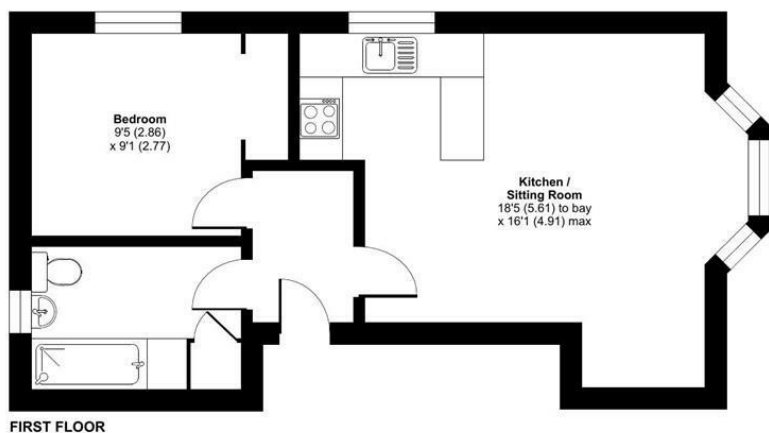
Infant/Junior School:
Fryern Infant School / Fryern Junior School

Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band A

First Floor = 472 sq ft / 43.9 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		
(69-80) C		
(55-68) D		
(39-54) E	57	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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