



sparkes ellison

121 Hut Farm Place, Chandler's Ford, SO53 3LR

£925 Per Calendar Month

****PROPERTY NOW LET, NO MORE ENQUIRIES PLEASE****A modern purpose built third floor one bedroom apartment benefitting from a good size and open plan kitchen/breakfast/sitting room with door to balcony, bedroom with built in wardrobes and access to balcony, bathroom and allocated parking. Hut Farm Place sits close to the centre of Chandlers Ford and provides easy commuter access to the motorway network along with neighbouring towns and cities.

ACCOMMODATION

Communal Entrance Hall:
Stairs and lift to all floors.

Entrance Hall:
Two built in storage cupboards, wall mounted security entry phone.

Kitchen/Breakfast/Sitting Room:
24'10" x 10'1" (7.57m x 3.07m) Kitchen Area: Built in oven, built in four ring electric hob, fitted extractor hood, fridge freezer, washing machine, dishwasher, fitted breakfast bar, boiler in cupboard.
Sitting Area: Providing space for sofas etc and door to balcony.

Bedroom 1:
10' max 9'4" (3.05m max 2.84m) Built in double wardrobe, doors to balcony.

Bathroom:
6'8" x 6'5" (2.03m x 1.96m) White suite with chrome fitments comprising bath with mixer tap and shower attachment, wash hand basin, w.c.

OUTSIDE
The property sits in communal grounds and benefits from an allocated covered parking space in the car park to the rear of the block.

OTHER INFORMATION

Tenure:
Leasehold

Approximate Age:
2009

Approximate Area:
44sqm/473sqft (Details taken from EPC)

Availability:
Start of October

Managment:
Fully managed

Holding Deposit
£213.46

Security Deposit
£1,067.00

Pets:
No

Furnishes/Un-Furnished
Un-Furnished

Heating:
Gas central heating

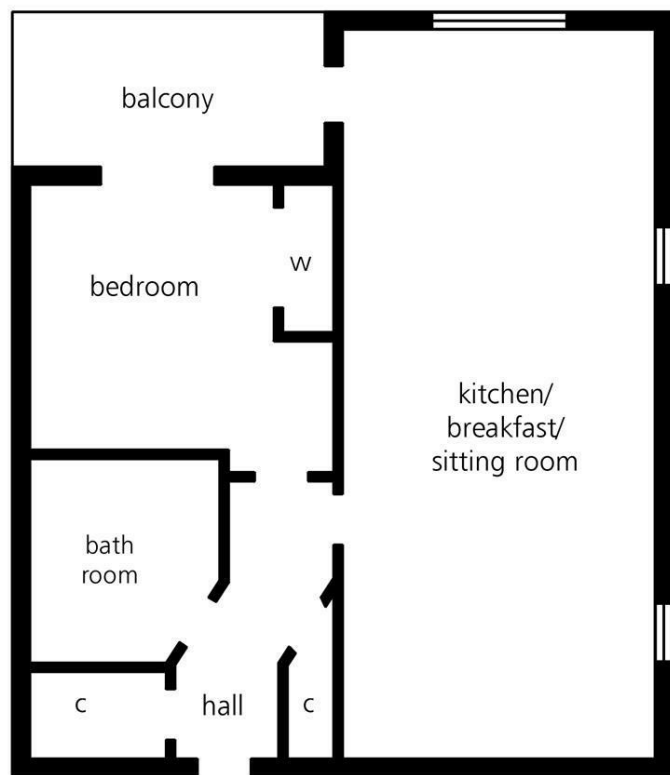
Windows:
UPVC double glazing

Infant/Junior School:
Fryern Infant/Junior Schools

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band B



illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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

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