



sparks ellison

16 Hut Farm Place, Chandler's Ford, SO53 3LQ

£95,000

****50% SHARED OWNERSHIP**** Built in 2010, this well presented ground floor flat is situated in the popular area of Hut Farm Place, Chandler's Ford, and offers spacious accommodation ideal for first time buyers or those looking to downsize. The property features an open plan kitchen, sitting and dining room, two well proportioned bedrooms, an en-suite to the principal bedroom and a separate family bathroom. Outside, there is a patio area providing space to sit and enjoy the outdoors, along with allocated parking for one car. The property is conveniently positioned on the Number 1 bus route, providing access to Southampton and Winchester, as well as falling within the catchment areas for Fryern and Toynbee Schools.

ACCOMMODATION

Entrance Hall:

Two built in storage cupboards and access to all rooms.

Kitchen / Dining / Sitting Room:

21'8" (6.60m) x 11'8" (3.56m) The kitchen provides a range of units including an integrated induction hob, integrated electric oven and integrated washing machine. Door from the sitting room leading onto the outside space/patio area.

Bedroom 1:

14'10" (4.52m) x 9'10" (3.00m) Fitted wardrobes.

En-Suite:

Suite comprising WC, shower cubicle with glass screen and wash hand basin.

Bedroom 2:

10'8" (3.25m) x 8'10" (2.69m)

Bathroom:

Suite comprising WC, wash hand basin and bath with shower over.

OUTSIDE

Laid patio area enjoying a westerly aspect.

Parking:

One allocated parking space.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

The lease will be extended on completion to a term of 990 years from 1 April 2010, expiring on 31 March 3000, with peppercorn ground rent. That gives approximately 974 years remaining at present.

Maintenance Charge:

£124.91 per month and monthly rent of £348.20. Ground rent zero based on 50% shared ownership.

Approximate Age:

2010

Approximate Area:

688 sq ft / 63.9 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Fryern Infant School / Fryern Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

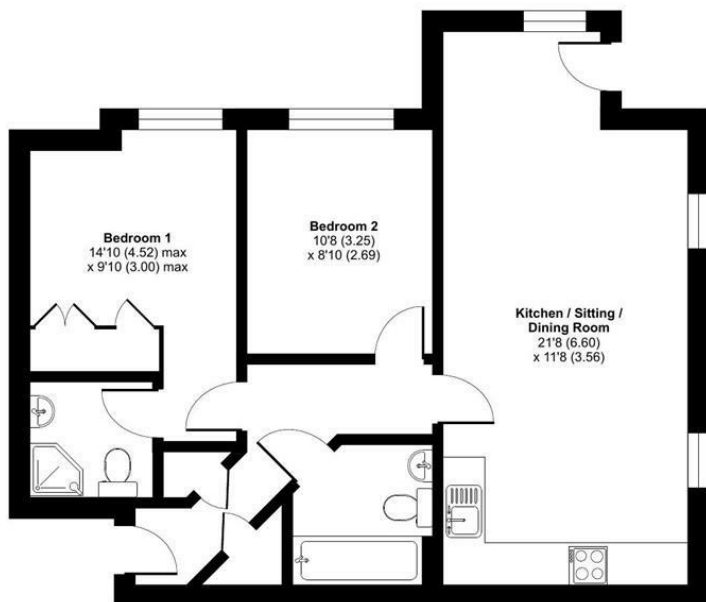
Council Tax:

Band B

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.

Ground Floor = 688 sq ft / 63.9 sq m
For identification only - Not to scale



GROUND FLOOR



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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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.



