



sparkes ellison

Boston Court 55 Brownhill Road, Chandler's Ford, SO53 2EH

£180,000

A well presented one bedroom flat in a convenient Chandler’s Ford location, within easy walking distance of the centre and its range of amenities. The accommodation includes a spacious sitting/dining room, kitchen with access to a private balcony, double bedroom with fitted wardrobes and a bathroom. The property also benefits from communal gardens and a garage in a block, providing secure parking and additional storage. The location is particularly convenient, with Waitrose, Fryern Surgery and Josies café all within walking distance. The property is also within catchment for Thornden Secondary School, Chandler’s Ford Infant School and Merdon Junior School, with easy access to both the M3 and M27. An excellent choice for a first time buyer, downsizer or investor.

ACCOMMODATION

Entrance Hall:

Access to all rooms, storage cupboard.

Kitchen:

15'11" x 7'8" (4.85m x 2.34m) Range of units comprising an integrated induction hob with extractor over, integrated electric oven, integrated fridge/freezer, integrated washing machine and integrated dishwasher. Further benefits include a built-in larder cupboard and airing cupboard. Door opening onto the balcony.

Sitting/Dining Room:

17'0" x 15'5" (5.17m x 4.69m)

Bedroom 1:

13'11" x 8'11" (4.23m x 2.72m) Fitted wardrobes.

Bathroom:

White suite comprising a panel enclosed bath with shower over and glass screen, WC and wash hand basin with cupboard under.

OUTSIDE

Private balcony accessed from the kitchen. Well maintained communal gardens and residents parking available.

Garage:

16'10" x 8'5" (5.14m x 2.56m)

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

999 years from 31 December 1968. 941 years remaining.

Maintenance Charge:

£1857.48 per annum

Ground Rent:

£15 per annum

Approximate Age:

1969

Approximate Area:

756 sq ft / 70.2 sq m (including garage)

Sellers Position:

No forward chain

Heating:

Electric

Windows:

UPVC double glazing

Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

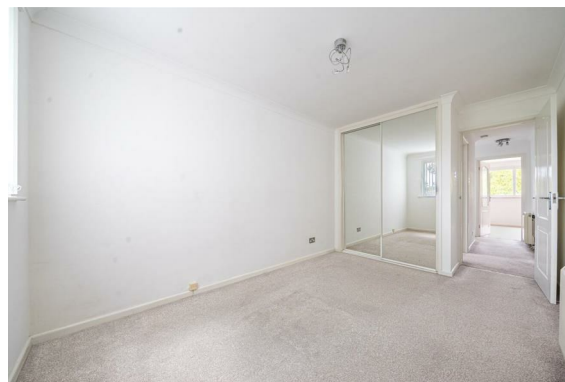
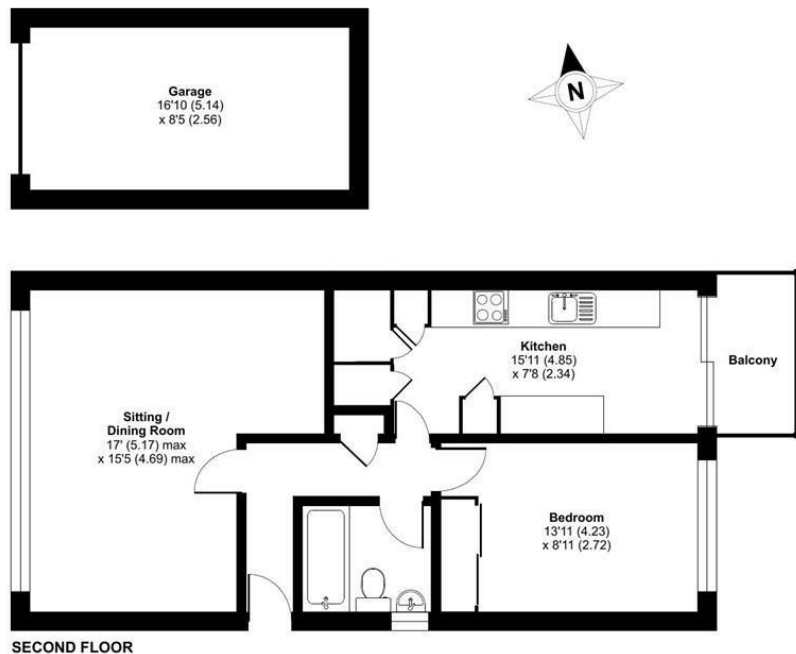
Council Tax:

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.

Second Floor = 609 sq ft / 56.6 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 756 sq ft / 70.2 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	73	73
(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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