



Surrey Court, Kent Road, Chandler's Ford, Eastleigh, SO53 3LS
75% Shared Ownership £155,000

The price of this property represents a 75% share of the full market price.

A most superior assisted living apartment in an efficient and comfortable modern building, solely for residents over the age of 55 with a 24 hour emergency Careline system. The building incorporates an elegant communal lounge and laundry facilities as well as a restaurant. Benefiting from both lift and stairs. The private accommodation of this GROUND FLOOR apartment provides hall, delightful 6.45 x 3.40 lounge / dining room, kitchen, two good sized bedrooms served by a Jack and Jill style wet room.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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Located on the GROUND floor to the rear of the block, entering the property via a solid panelled door with chrome door furniture and spy hole leading through to the

Entrance Hallway

Smooth plastered ceiling, sensored ceiling light point, provision of power points. Wall mounted heating control thermostat.

A door opens to a useful storage cupboard and houses the electric consumer unit and fuse board.

A second cupboard opens providing useful shelving and storage.



Lounge 21'1" x 11'1" narrowing to 10'4" (6.45 x 3.40 narrowing to 3.16)

Smooth plastered ceiling, two ceiling light points, natural light is provided by a full height upvc double glazed window to the rear aspect and glazed doors giving direct access to an area of patio, providing a very pleasant seating area.

Provision of power points, television and Sky point, telephone point. Wall mounted heating control thermostat.

From here a large opening leads through into the kitchen.



Kitchen 6'11" x 11'1" (2.11 x 3.38)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner electric hob, electric fan assisted oven with

chimney style extractor hood over, space for an undercounter appliance, space and plumbing for an automatic washing machine. Space for a tall fridge / freezer

Smooth plastered ceiling, ceiling light point, extractor fan, upvc double glazed window, vinyl tiled effect floor covering, splashback tiling.



Master Bedroom 14'5" x 10'5" (4.40 x 3.19)

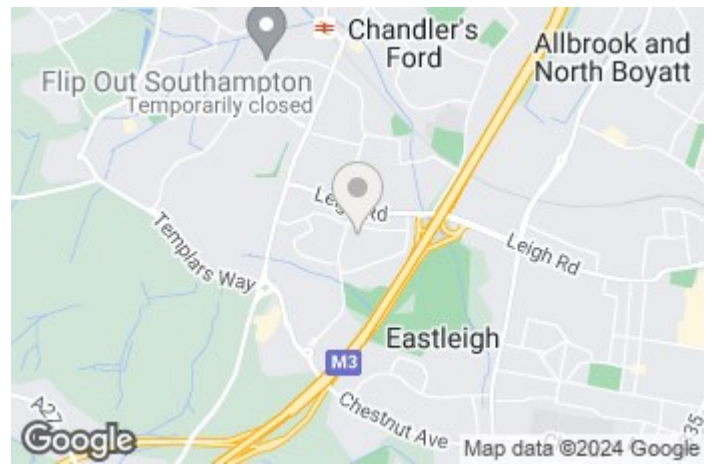
Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, television, telephone and Sky point. Wall mounted heating control thermostat.

The bedroom benefits from a fitted double wardrobe providing a good degree of hanging rail and storage.



Bedroom 2 12'2" x 8'6" (3.73 x 2.60)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, telephone point. Wall mounted heating control thermostat.



Bathroom 8'11" x 6'6" (2.72 x 1.99)

Jack and Jill to the master bedroom.

Smooth plastered ceiling, ceiling light point, extractor fan, wet room flooring. Wall mounted wash hand basin, close coupled wc, and thermostatic shower valves, full tiled walls with mosaic boarder, shavers point, mirror with useful light over.

A door leads through to the master bedroom.



Tenure

The property is leasehold with a residue of 125 years from 2015.

Monthly service charge is £311.48

Council Tax Band B

Agents Note

There is no rent payable on the un-owned share of 25 %.

Price reflects 75% share of full market value

