



Rowe
& Co.

12 Holly Lodge Nursery Gardens, Chandler's Ford

Eastleigh

£160,000

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12 Holly Lodge Nursery Gardens

Chandler's Ford, Eastleigh

Offered with no forward chain is this two-bedroom top floor apartment located centrally in Chandlers Ford. Accommodation comprises an entrance hall, two double bedrooms, family bathroom, lounge / dining room and modern kitchen. Outside benefits communal parking.

LOCATION

Chandlers Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester.

Council Tax band: B

Tenure: Leasehold

- No Forward Chain
- Two Bedrooms
- Communal Parking
- Popular Location



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PROPERTY

You enter the property into an entrance hall with doors leading to all rooms. To one side are two spacious bedrooms both laid to carpet. The family bathroom has been fitted with a panel enclosed bath, wash hand basin and low level W/C.

There is an airy lounge / dining room with a bay window to the side aspect and laid to carpet with plenty of space for free standing furniture.

The kitchen is laid to tile flooring and fitted with a range of wall and base level units with cupboards and drawers under. There is space for a free-standing fridge / freezer, washing machine and integrated oven with hob and extractor over.

OUTSIDE / LEASE

The apartment block benefits off-road communal parking spaces and bin stores.

Lease – 81 Years Remaining


Service Charge - £1,000 PA (Approx)

Ground Rent - £50 PA



GROUND FLOOR



 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

 02381 102221
 chandlersford@rowehomes.co.uk

**REQUEST
VIEWING**

(GOTTA BE QUICK!)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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