



**Rowe  
& Co.**

**7 Ampfield Court Baddesley Road, Chandler's Ford**

Eastleigh

**£350,000**

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## 7 Ampfield Court Baddesley Road Chandler's Ford, Eastleigh

Offered with no forward chain and positioned in the sought-after Ampfield Court development, this modern three-bedroom ground floor apartment is well presented and offers spacious accommodation with access directly to the communal gardens. Benefiting from a car port for parking and close to useful transport links and bus routes.

### LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment school is Thornden Secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. 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 and 65 minutes from Southampton Parkway.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- En-Suite To Master
- Allocated Parking / Car Port
- Kitchen / Dining Room
- Communal Gardens
- Three Double Bedrooms
- French Doors To Patio
- Long Lease
- No Forward Chain



# 7 Ampfield Court Baddesley Road

Chandler's Ford, Eastleigh

## INSIDE

You enter the property into a spacious entrance hall that is laid to carpet with access to a large storage cupboard and doors leading to all rooms. The wonderful lounge has a window to the front and french doors opening to the communal gardens and a paved seating area, the room has been laid to carpet with plenty of space for free standing furniture.

The modern kitchen / dining room has a window to the front aspect and has been laid to tile flooring with spotlights and space for a dining table and chairs. The kitchen itself has been fitted with a range of wall and base level units with cupboards and drawers under, there is space for a free-standing fridge / freezer, integrated double oven, dishwasher, washing machine and gas hob with extractor over.

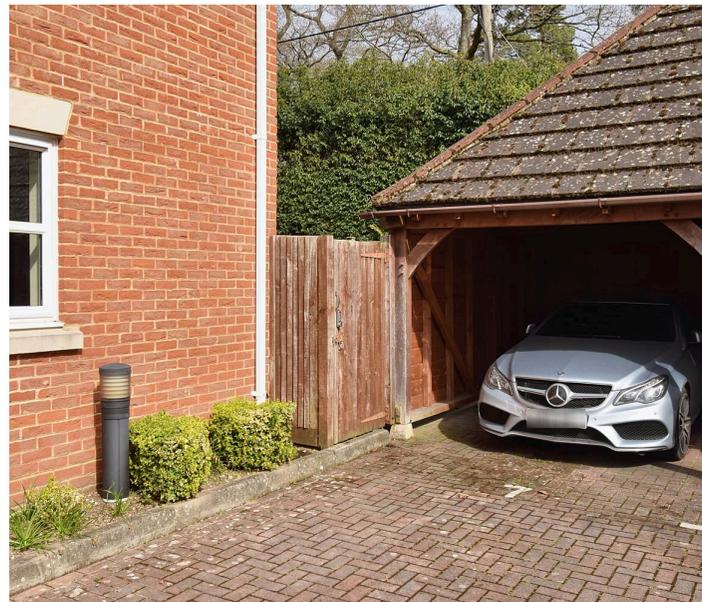
The apartment has three wonderful double bedrooms with windows to the side aspect and all laid to carpet, the master and bedroom two both have fitted wardrobes and there is an en-suite shower room to master. From the hallway a further door leads to the family bathroom.

## OUTSIDE

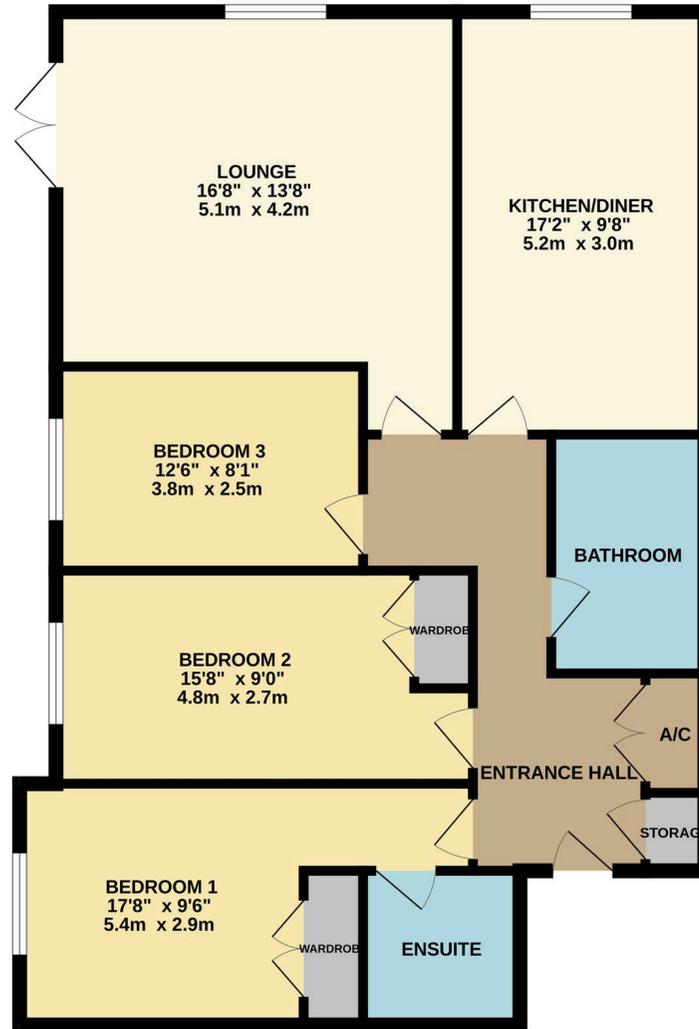
Outside the property benefits well-manicured communal gardens in addition to a paved seating area directly outside the apartment. Other benefits include allocated parking under a carport and visitor parking.



Rowe & Co.



GROUND FLOOR



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NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

