



**Rowe
& Co.**

58 Surrey Court Kent Road, Chandler's Ford

Eastleigh

£170,000 (75% Of Full Value)

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& Co.**



58 Surrey Court Kent Road

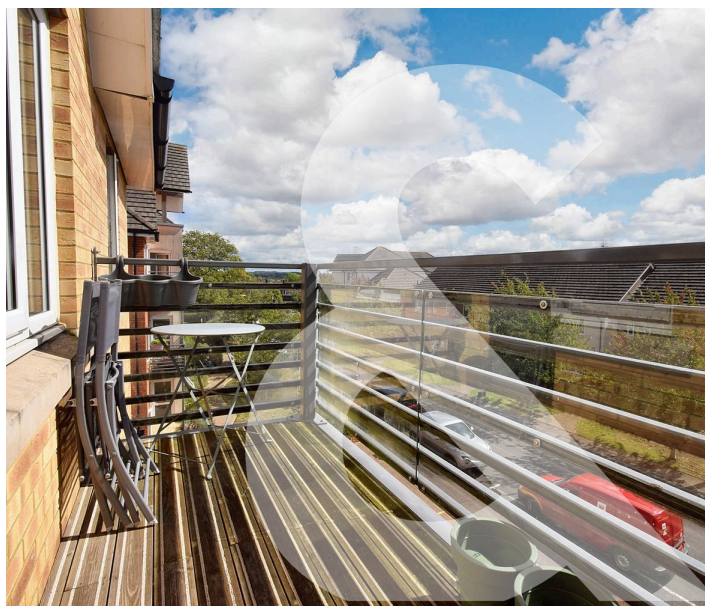
Chandler's Ford, Eastleigh

Situated within the desirable Surrey Court development, this well-maintained two-bedroom top floor apartment is offered with no forward chain and represents a 75% shared ownership opportunity. Exclusively available to residents aged 55 and over, the property has recently been redecorated throughout and features newly laid carpets, creating a fresh and inviting living space.

Positioned on the second (top) floor, the apartment enjoys a southerly aspect and benefits from a private balcony, offering a lovely spot to sit and watch the world go by. The accommodation is accessed via a spacious hallway, from which all rooms lead off. The bright and airy lounge/diner opens directly onto the balcony and flows through to the open-plan kitchen, which provides ample workspace and storage. The master bedroom includes a built-in wardrobe and convenient access to the Jack-and-Jill style shower room, while the second bedroom offers good proportions and flexibility for use as a guest room or study.

Surrey Court itself is a well-regarded development featuring attractive communal areas, lift access to all floors, comfortable seating areas, an on-site restaurant, communal parking, and well-kept garden spaces. This apartment offers a perfect combination of independence and community living, ideal for those looking to downsize in comfort and style.

- Available To Over 55s Only
- No Forward Chain
- Private Balcony
- Lift Access
- Communal Parking
- New Carpets & Decoration
- Communal Gardens



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Chandler's Ford, Eastleigh

Location

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment school is Crestwood secondary, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 20-minute drive to Southampton, both cities have an extensive range of facilities. Transport links are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is an hour from Winchester and 65 minutes from Southampton Parkway.

Inside

You are welcomed into the apartment via a spacious entrance hall, laid to carpet, with access to built-in storage cupboards and doors leading to all principal rooms. To one side, a door opens into the generously sized 20ft lounge/dining room, featuring a large window at one end and a door opening onto the private balcony—perfect for relaxing or entertaining. The lounge is also carpeted and offers a semi-open plan layout, with an opening leading into the modern fitted kitchen, which boasts a range of stylish wall and base units. The property offers two spacious double bedrooms, both laid to carpet. The master bedroom includes a fitted wardrobe and benefits from direct access to a Jack and Jill-style shower room, also accessible from the hallway, providing convenience and privacy.

Ownership / Lease

- **Advertised Price:** Reflects **75%** of the full market value of **£226,667**.
Note: 75% is the maximum share available to purchase. Eligibility criteria apply and applicants will be assessed for affordability.
- **Lease Term:** 115 years remaining
- **Ground Rent:** £150 per annum
- **Service Charge:** Approximately £305 per calendar month



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

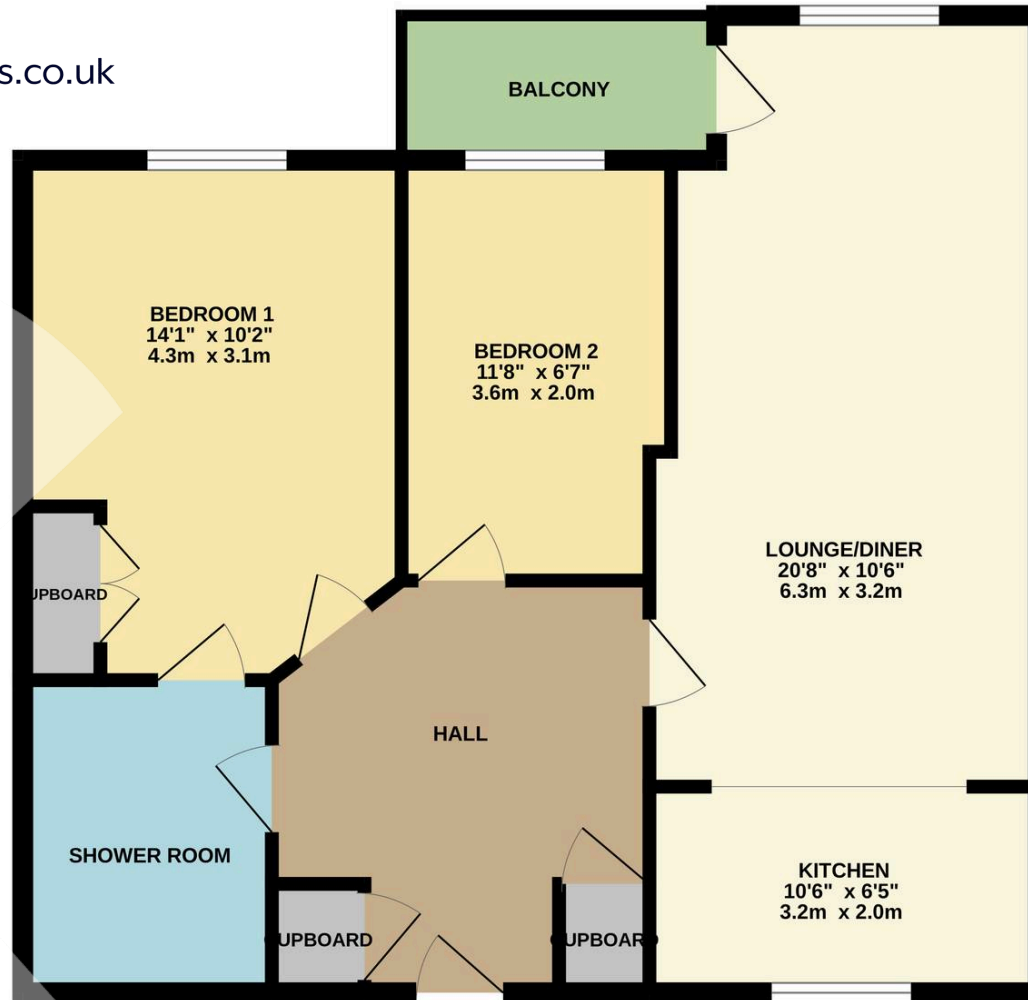


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GROUND FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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!)

