

**FOR SALE**



**Ashton Place, Hursley Road**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £210,000**

  
**MARTIN&CO**



MARTIN & CO are pleased to offer this well presented two bedroom apartment in popular Chandlers Ford.

- 2 Bedrooms
- Ensuite wc
- Good sized rooms
- Good condition
- Shared Freehold
- Garage
- Communal Gardens

COMMUNAL ENTRANCE Door on Hursley Road side of building. Intercom. Stairs to first floor.

MAIN ENTRANCE. There are two doors to the apartment.

HALL 9.79m x 5.68m. Neutral décor and carpet. Intercom, two storage cupboards.

BEDROOM 1 3.28m x 2.66m Double room with neutral décor and new carpet, double fitted wardrobes with mirrored doors. Window to front aspect.

BEDROOM 2 3.47m x 2.97m Double room with neutral décor and new carpet, double fitted wardrobes with mirrored doors. Window to front aspect.

ENSUITE WC. Low level WC and handbasin. Window to front aspect with obscured glass.

LOUNGE/INER 5.73m x 3.57m. Neutral décor, with carpets. Dual aspect with large patio doors leading to a good sized balcony.

KITCHEN 3.43m x 2.33m Good range of wall and base units. Gas hob, electric cooker with extractor fan. Freestanding fridge freezer (optional) and space for washing machine. Stainless steel sink with mono tap, window to side aspect.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 76                      | 79        |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
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| England, Scotland & Wales                                       |  | EU Directive 2002/91/EC |           |



**BATHROOM** 2.88m x 2.04m Neutral décor fully tiled, white suite comprising of hand basin, low level WC, paneled bath. Separate shower cubicle. Window with obscured glass to side aspect.

**OUTSIDE**

**COMMUNAL AREA** - Small area of lawn.

**GARAGE** – Cars must not be parked in front of the garage.

**OTHER INFORMATION.**

**TELEPHONE POINTS:** YES

**SKY POINT** : NO

**TERRESTRIAL TV AERIAL:** YES

**SMOKE ALARMS:** YES

**SECURITY ALARM:** NO

Broadband subject to connection

**GAS CENTRAL HEATING**



**LOCAL AUTHORITY INFORMATION**

**EASTLEIGH COUNCIL BAND B**

**TENURE** - Shared Freehold, all flat owners have a share of the freehold.

**SERVICE CHARGES** - Are paid monthly at £95 - Annual cost is £1140

**TAX BAND** - Band B (Eastleigh BC)

**ENERGY PERFORMANCE RATE** - C



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.