



sparks ellison

7 Holly Lodge Nursery Gardens, SO53 3RT

£175,000

A well presented two bedroom purpose built first floor apartment benefiting. Holly Lodge forms part of a small development of homes towards the southern end of Chandlers Ford and is offered For Sale with vacant possession.

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall:

Stairs to first floor, security entry phone.

FIRST FLOOR

Reception Hall:

Storage cupboard, airing cupboard, electric heater.

Sitting Room:

16'6" x 12'2" x 11'1" (5.03m x 3.71m x 3.38m) Bow window, dual aspect, electric heater.

Kitchen:

7'7" x 7' (2.31m x 2.13m) Range of units, space and plumbing for appliances.

Bedroom 1:

13'6" x 8'10" (4.11m x 2.69m) Electric heater.

Bedroom 2:

10' x 8'5" (3.05m x 2.57m) Electric heater.

Bathroom:

7' x 5'6" (2.13m x 1.68m) Panel bath, wash hand basin, WC.

OUTSIDE

Parking/Gardens:

Communal parking and gardens.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

172 years from 1986

Maintenance Charge:

Approximately £1,049 per annum. Half due in March & half in September

Ground Rent:

£50.00 per annum due in June

Approximate Age:

1980's

Approximate Area:

54sqm/581sqft

Sellers Position:

No forward chain

Heating:

Electric heating

Windows:

Wooden double glazed windows

Infant/Junior School:

Nightingale Primary School

Secondary School:

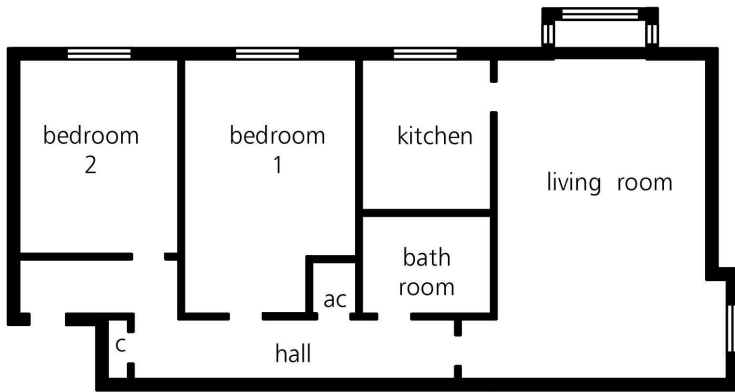
Crestwood Community School

Council Tax:

Band B

Local Council:

Eastleigh Borough Council - 02380 688000



illustrative purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



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