



4 Hursley Court 232 Hiltingbury Road, Chandler's Ford, SO53 5NN

£235,000

This second floor purpose-built apartment boasts a spacious 18'4" sitting/dining room along with two good-sized bedrooms, kitchen and bathroom. Located close to local shops, Hiltingbury School, Hiltingbury Recreation Ground and Hocombe Mead Nature Reserve, this property offers convenience for a wide range of services and leisure facilities. The block sits within communal grounds and No.4 benefits from a garage. The property also sits within catchment for Hiltingbury and Thornden schools.

ACCOMMODATION:

Communal Entrance Hall:

Stairs to all floors.

Entrance Hall:

Built in storage cupboard.

Sitting / Dining Room:

18'4" x 11'11" (5.59m x 3.63m)

Kitchen:

12'5" x 10'3" (3.78m x 3.12m) Built in oven, built in electric hob, fitted extractor hood, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher.

Inner Hall:

Built in airing cupboard.

Bedroom 1:

13'8" x 10'11" (4.17m x 3.33m) Built in double wardrobe.

Bedroom 2:

11'10" x 10'11" (3.61m x 3.33m) Built in double wardrobe.

Bathroom:

7'4" x 5'6" (2.24m x 1.68m) Comprising bath with shower attachment, wash hand basin. WC.

OUTSIDE:

Communal Grounds:

The property sits within well maintained communal gardens and there is communal parking.

Garage:

The property benefits from a garage in a block. The garage for No.4 is the 2nd in from the left hand side of the main block.

OTHER INFORMATION

Tenure:

Leasehold

Length Of Lease:

999 years from 1969

Ground Rent:

£5.25 Paid half yearly

Maintenance Charge:

Half yearly service charge £938.96 paid in March and September, Half yearly reserve fund £202.29 paid on March and September.

Approximate Age:

1969

Approximate Area:

749sqft/69.5sqm

Sellers Position:

Looking for forward purchase

Heating:

Electric night storage heaters

Double Glazing:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

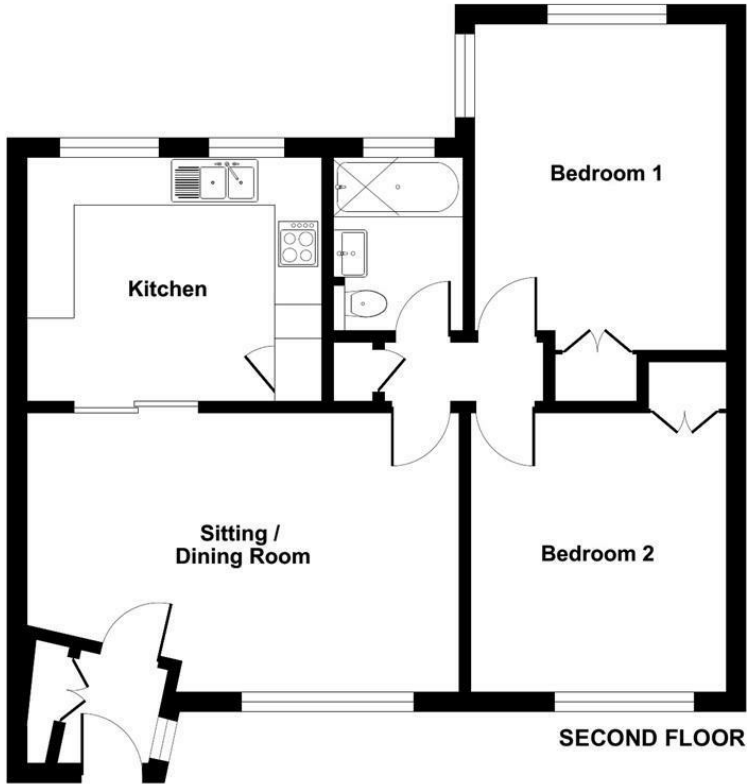
Eastleigh Borough Council - 02380 688000

Council Tax:

Band B



Ground Floor = 749 sq ft / 69.5 sq m
For identification only - Not to scale



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Sparks Ellison. REF: 1108744

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