



# 3 Hiltingbury Court Hiltingbury Road, Chandler's Ford, SO53 5NL

£185,000

A two bedroom first floor apartment in a purpose built block in Hiltingbury. The property comprises communal entrance hall, entrance hall, sitting room with door to balcony overlooking the communal gardens, two good size bedrooms, kitchen and bathroom. Externally there are communal grounds and communal parking.

## ACCOMMODATION

### Ground Floor

**Communal Entrance Hall:**  
Stairs to all floors.

### First Floor:

#### Entrance Hall:

**Sitting Room:**  
15'10" x 10'10" (4.83m x 3.30m) Door to balcony overlooking the communal grounds.

**Kitchen:**  
11'9" x 9'11" (3.58m x 3.02m) Built in electric oven, built in electric hob, fitted extractor hood, built in larder cupboard, washing machine, dishwasher, fridge.

**Bedroom 1:**  
13'2" to wardrobes x 10'11" (4.01m to wardrobes x 3.33m) Built in wardrobes along one wall.

**Bedroom 2:**  
13'8" x 7'5" (4.17m x 2.26m) Built in wardrobe, built in storage cupboard.

**Bathroom:**  
9'9" x 5'6" (2.97m x 1.68m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC, built in airing cupboard, heated towel rail.

## OUTSIDE

**Gardens/Parking:**  
The block sits within communal grounds and benefits from communal parking.

## OTHER INFORMATION

**Tenure:**  
Leasehold

**Ground Rent:**  
£100 annually

**Maintenance Charge:**  
£1,650 annually for 2024

**Approximate Age:**  
1960's

**Approximate Area:**  
73.2sqm/789sqft

**Sellers Position:**  
No forward chain

**Heating:**  
Electric storage heaters

**Windows:**  
UPVC double glazing

**Infant/Junior Schools:**  
Hiltingbury Infant School/Hiltingbury Junior School

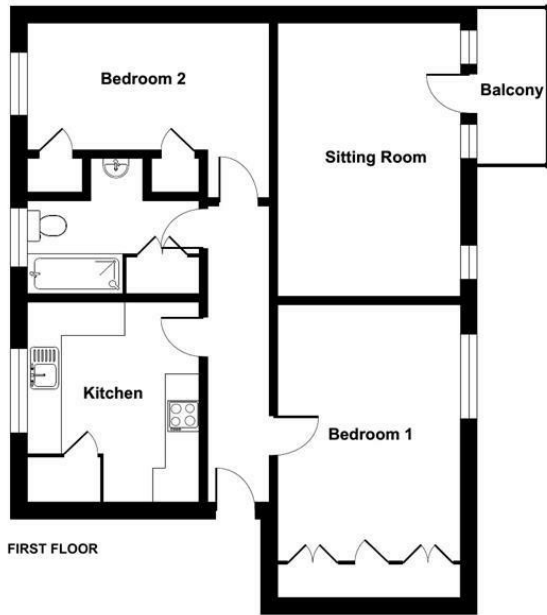
**Secondary School:**  
Thornden Secondary School

**Local Council:**  
Eastleigh Borough Council 02380 688000

**Council Tax:**  
Band B

**Agents Note:**  
There is Japanese Knotweed on the site of Hiltingbury Court but the management company have a treatment plan in place, a copy of which is held by Sparks Ellison.

Ground Floor = 789 sq ft / 73.2 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Sparks Ellison. REF: 1136788

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