





# 137 Hut Farm Place, Chandler's Ford, SO53 3LR

£210,000

A well proportioned two-bedroom ground floor apartment benefiting from a 24'10" open plan sitting room/dining room and kitchen, en-suite shower room to the master bedroom, further good-sized bedroom and further shower room. The property also benefits an allocated, covered, parking space. Hut Farm Place is located off of Bournemouth Road towards the southern end of Chandler's Ford providing convenient access to the motorway network and local towns.

## ACCOMMODATION:

### Communal Entrance Hall:

#### Entrance Hall:

Two built in storage cupboards, wall mounted security entry phone.

#### Kitchen/Dining/Sitting Room:

24'10" x 11'10" plus recess (7.57m x 3.61m) Comprising 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, space for table and chairs, space for sofas, door to patio.

#### Bedroom 1:

15'6" x 9'11" (4.72m x 3.02m) Built in double wardrobe.

#### En Suite:

5'10" x 5'8" (1.78m x 1.73m) Comprising shower in cubicle, wash hand basin, wc.

#### Bedroom 2:

13'11" x 9'1" (4.24m x 2.77m) Cupboard housing boiler.

#### Shower Room:

8'6" x 5'6" (2.59m x 1.68m) Comprising open ended shower enclosure, wash hand basin, wc.

## OUTSIDE:

The property sits within communal grounds.

### Parking:

There is an under cover allocated space marked as No.137. There are also a number of visitor parking bays. Easy access to the corridor which takes you to the front door of the building.

## OTHER INFORMATION

### Tenure:

Leashold

### Approximate Age:

2010

### Approximate Area:

851sqft/79sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

### Council Tax:

Band B

### Local Council:

Eastleigh Borough Council - 02380 688000

### Length Of Lease:

125 years from 2010

### Ground Rent:

£125 every 6 months

### Maintenance Charge:

Payable every 6 months price is variable

Ground Floor = 851 sq ft / 79 sq m  
For identification only - Not to scale



**GROUND FLOOR**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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		
<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). © nrichcom 2024. Produced for Sparks Ellison. REF: 1173361

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