



sparks ellison

17 Boston Court, Chandlers Ford, SO53 2EH

£250,000

An exceptionally spacious three bedroom ground floor apartment conveniently situated in the centre of Chandler's Ford and within walking distance to all amenities. The property commences with a 28'10" reception hall leading to an L shaped 18'9" x 16'3" sitting/dining room with access to a kitchen. In addition to this are three bedrooms all with built in wardrobes, together with a re-fitted bathroom. Boston Court occupies attractive communal gardens, with the apartment also benefiting from an allocated garage.

ACCOMMODATION

Ground Floor

Reception Hall:
28'10" (8.79m) Airing cupboard, storage cupboard.

Living Room/Dining Room:
18'9" x 16'3" (5.72m x 4.95m) An L shaped room with patio doors to balcony overlooking the gardens.

Kitchen:
9' x 7'4" (2.74m x 2.24m) Range of modern units, electric oven and hob with extractor hood over, space and plumbing for further appliances, tiled floor.

Bedroom 1:
12'3" x 8'10" (3.73m x 2.69m) Built in wardrobe.

Bedroom 2:
14'1" x 7'4" (4.29m x 2.24m) Built in wardrobe.

Bedroom 3:
12' x 7'4" (3.66m x 2.13m) Built in wardrobe.

Bathroom:
7'8" x 5'5" (2.34m x 1.65m) Re-fitted modern white suite comprising bath with mixer tap, thermostatic mixer bar shower unit over, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Gardens:
Boston Court benefits from attractive communal gardens for the residents to enjoy.

Garage:
A single garage is situated behind the property.

OTHER INFORMATION

Tenure:
Leasehold

Length Of Lease:
999 years from 1968

Ground Rent:
£7.50 every 6 months

Maintenance Charge:
£167.45 per month

Approximate Age:
1960's

Approximate Area:
852sqft/79.1sqm

Sellers Position:
Looking for forward purchase

Heating:
Electric radiators with individual timers and thermostats

Windows:
PVC windows

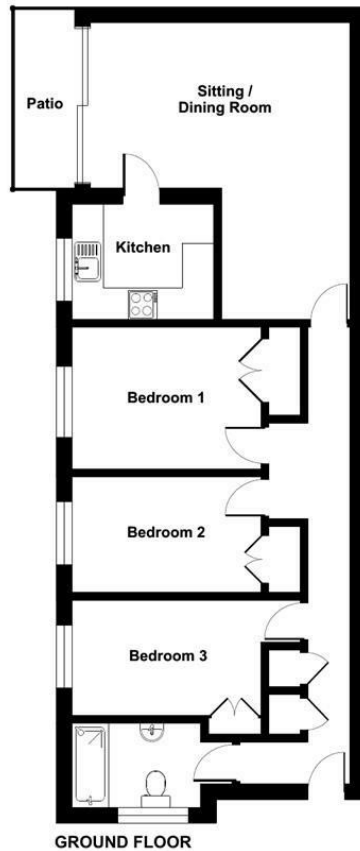
Infant/Junior School:
Chandlers Ford Infant/Junior School

Secondary School:
Toynbee Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Ground Floor = 852 sq ft / 79.1 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		
(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	

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