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102 Hut Farm Place, Chandler's Ford, SO53 3LR £215,000

Constructed in circa 2010 this two bedroom purpose built top floor apartment offers well proportioned living accommodation and is offered for sale with no forward chain. In brief, the accommodation comprises a master bedroom with en-suite shower room, a further double bedroom, accompanied by a 16' sitting / dining room with balcony overlooking the communal green space, modern fitted kitchen and separate bathroom. Externally the property benefits from one allocated parking space and is located close to the centre of Chandlers Ford with convenient access via public transport to both Winchester and Southampton.

ACCOMMODATION

Communal Front Door:
Security entry phone system and lift and stairs to all floors.

Entrance Hall:
Storage cupboard.

Sitting Room/Dining Room:
16'5" x 10'6" (5.00m x 3.20m) Generous space for living/dining area with double doors leading to balcony with pleasant aspect overlooking communal grounds.

Kitchen:
10'7 x 6'5 (3.23m x 1.96m) Modern matching base and eye level gloss fronted units with contrasting work surfaces. One and a half bowl stainless steel sink with single drainer sink unit. Built-in concealed dishwasher, built-in concealed fridge/freezer, built-in electric oven, hob, with extractor over. Directional spotlights, extractor fan.

Bedroom 1:
11'3" x 12'6" (3.43m x 3.81m) (maximum measurements). Built-in wardrobes.

En-Suite Shower Room:
6'6" x 5'6" (1.98m x 1.68m) White suite comprising enclosed shower cubicle, wash hand basin and WC. Vanity mirror, light and shaver socket. Extractor fan.

Bedroom 2:
11'3" x 8'5" (3.43m x 2.57m)

Bathroom:
14'9" x 7'4" (4.50m x 2.24m) (maximum measurements) White suite comprising panel enclosed bath, wash hand basin and WC. Velux window providing natural light and ventilation. Vanity mirror, light and shaver socket., extractor fan.

OUTSIDE
One allocated parking and communal bike store.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 01/01/2008

Ground Rent:
£125.00 every six months

Maintenance Charge:
£1,840.72 - 2023/2024
£2575.23 - 2024/2025 Included one off top up for reserves from fire safety works

Approximate Age:
2010

Approximate Area:
64.7sqm/697sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Fryern Infant/Junior School

Secondary School:
Toynbee Secondary School

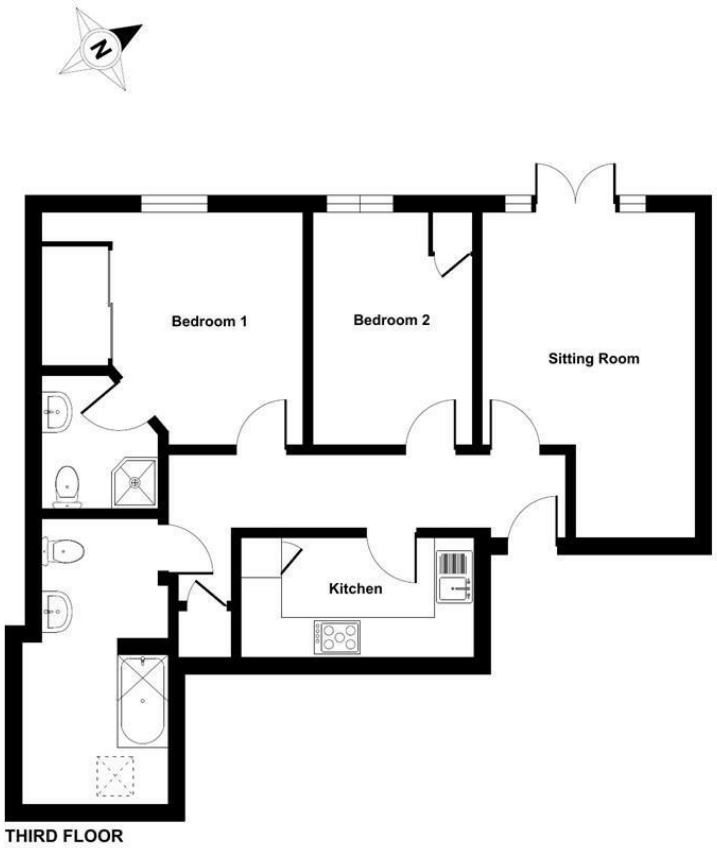
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band B

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

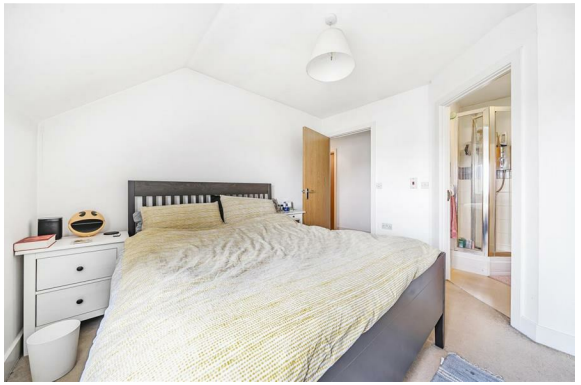
Third Floor = 697 sq ft / 64.7 sq m

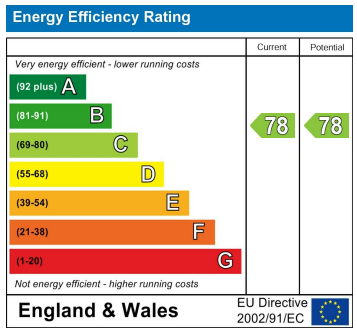
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Sparks Ellison. REF: 1108773





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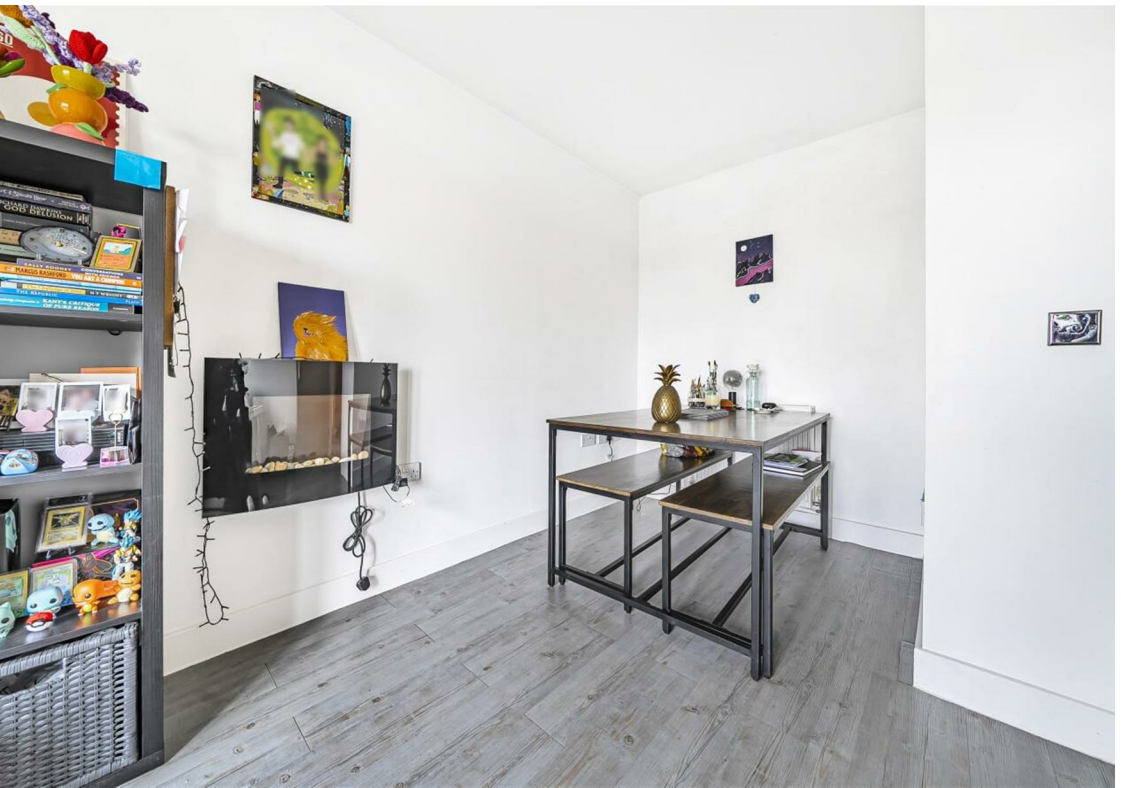
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.