



STEWART  
HOUSE



sparks ellison

# 3e Stewart House Sycamore Avenue, Chandler's Ford, SO53 5RW

£175,000

A spacious top floor duplex apartment offered for sale with no forward chain and situated in the popular Hiltingbury area, within walking distance to local shops and amenities. The property affords generous well proportioned rooms. Bedroom two benefits from a balcony with far reaching views to the south and school catchments include Hiltingbury Infant and Hiltingbury Junior School and Thornden Secondary School.

## ACCOMMODATION

### Entrance Hall:

Built in storage cupboard.

### Sitting Room:

Storage heater.

### Kitchen:

Range of units with space for cooker, space for fridge freezer, space for washing machine.

### Landing:

Airing cupboard.

### Bedroom 1:

Storage heater.

### Bedroom 2:

Access to balcony.

## OUTSIDE

The property sits in communal grounds.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

945 years

### Maintenance Charge:

Approximately £1400 per annum

### Ground Rent:

£20 per annum

### Approximate Age:

1970's

### Approximate Area:

810sqft/75.2sqm

### Sellers Position:

No forward chain

### Heating:

Electric storage heaters

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

### Council Tax:

Band B

### Local Council:

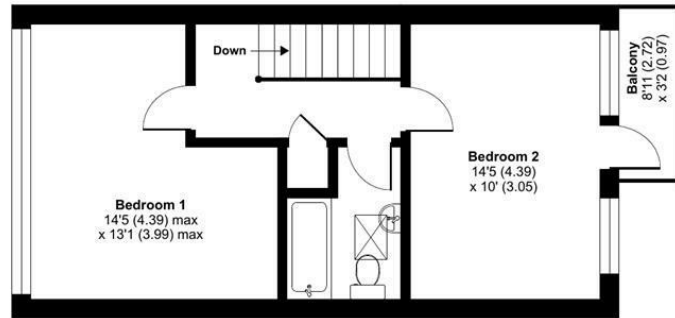
Eastleigh Borough Council - 02380 688000

### Agents Note:

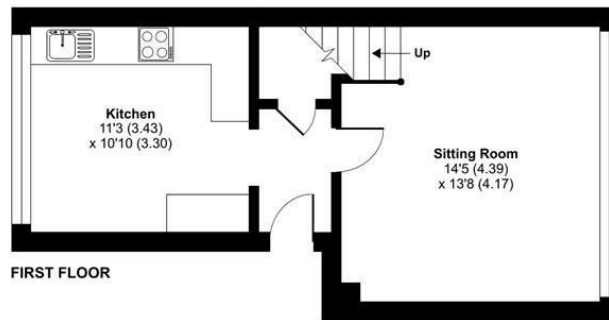
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



First Floor = 375 sq ft / 34.8 sq m  
 Second Floor = 435 sq ft / 40.4 sq m  
 Total = 810 sq ft / 75.2 sq m  
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 |           |

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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.



