





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

£180,000

A modern purpose built ground floor one bedroom apartment benefiting from a sought after open plan sitting/dining/kitchen room with double doors onto the patio, bedroom with built in wardrobes, bathroom and one allocated parking space. Hut Farm Place sits close to the centre of Chandlers Ford and provides easy commuter access to the motorway network along with neighbouring towns and cities.

## ACCOMMODATION

### Communal Entrance Hall:

Lift and stairs to all floors.

### Entrance Hall:

Storage cupboard.

### Sitting/Dining/Kitchen:

24'2" x 17'into bay (7.36m x 5.18m) Range of units comprising Induction hob with extractor hood over, electric oven, space for washing machine, space for fridge freezer, French doors leading onto patio.

### Bedroom:

11'2" x 10'5" (3.40m x 3.18m) Built in wardrobe.

### Bathroom:

White suite comprising bath with shower over and glazed screen, wash hand basin with cupboard under, WC.

## OUTSIDE

The property sits in communal grounds.

### Parking:

One allocated parking space.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

125 years from 2008

### Maintenance Charge:

£2,700 per year

### Ground Rent:

£250 per year

### Approximate Age:

2008

### Approximate Area:

59.4sqm/640sqft

### 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

### Council Tax:

Band B

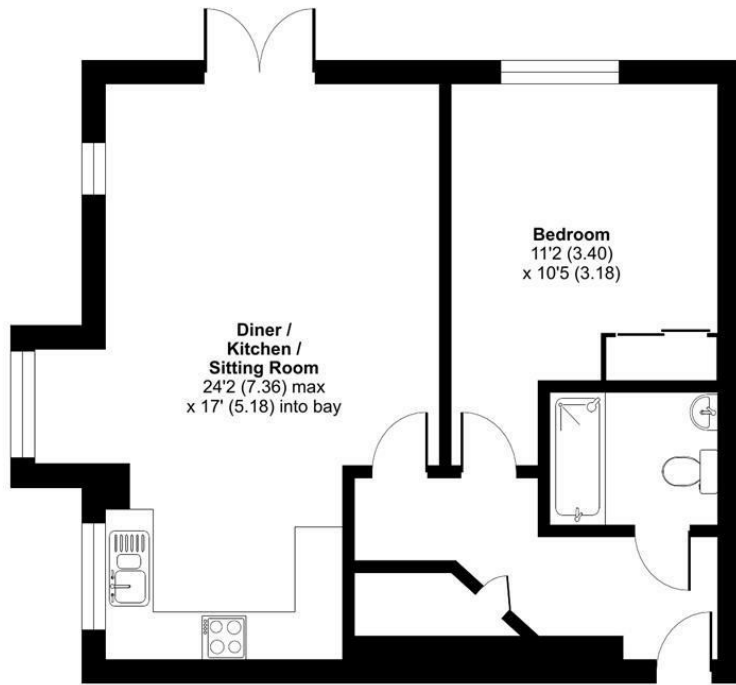
### Local Council:

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.

Ground Floor = 640 sq ft / 59.4 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>                            | 81                      | 81        |
| (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.





