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141 Hut Farm Place, Chandler's Ford, SO53 3LR £190,000

A modern purpose built first floor apartment presented in excellent decorative order. The property comprises an open plan sitting room/kitchen with built in breakfast bar and a balcony. The master bedroom is complemented by an en-suite shower room, whilst bedroom two is served by the main bathroom. The property benefits from an allocated parking space and sits within communal grounds.

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall:
Stairs and lift to all floors.

FIRST FLOOR

Entrance Hall:
Wall mounted security entry phone, two built in storage cupboards.

Sitting Room/Kitchen:
22'5" x 11'9" (6.84m x 3.59m) Door to balcony. The kitchen area comprises built in oven, built in four ring electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, built in breakfast bar.

Bedroom 1:
104" x 10' (3.15m x 3.05m) Fitted wardrobe.

En-suite Shower Room:
5'8" x 5'8" (1.73m x 1.73m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:
10'4" x 9'1" (3.15m x 2.78m) Built in cupboard.

Bathroom:
6'8" x 6'5" (2.03m x 1.96m) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE
The property sits within communal grounds and benefits from an allocated parking space. Communal secure storage area for bikes and other over sized belongings.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 2008

Ground Rent:
£125 every 6 moths

Maintenance Charge:
Approximately £1500 every 6 months in April and October

Approximate Age:
2008

Approximate Area:
692sqft/64.3sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Fryern Infant/Junior School

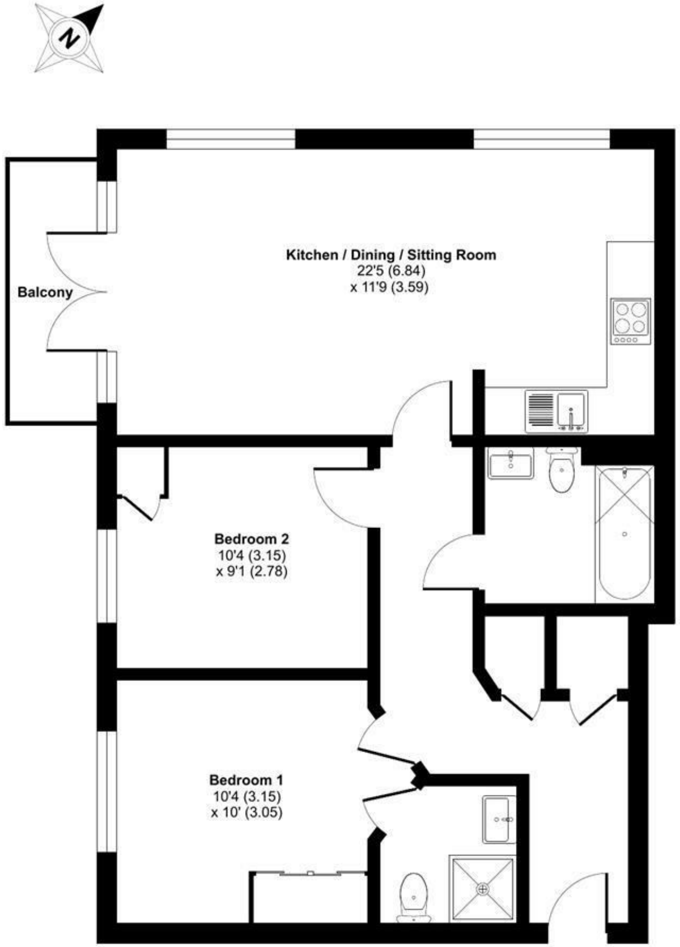
Secondary School:
Toynbee Secondary School

Council Tax:
Band B - £1,459.14 22/23

Local Council:
Eastleigh Borough Council - 02380 688000

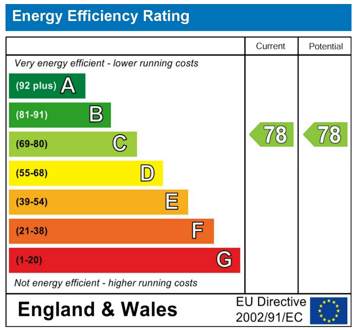
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £50 + vat for these checks regardless of the number of buyers involved.

First Floor = 692 sq ft / 64.3 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1297113



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The Property Ombudsman

NAEA National Association of Estate Agents


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