



sparks ellison

26 Simpkins Court, Chandler's Ford, SO53 1AL

£1,250 Per Calendar Month

A modern purpose built first floor apartment situated in a convenient position and benefiting from two good size bedrooms, en-suite shower room to master, along with a kitchen/breakfast room, sitting/dining room with balcony and a bathroom. Externally the property sits within communal grounds and benefits from an allocated parking space.

ACCOMMODATION

Communal Entrance Hall:

Lift and stairs to all floors.

Entrance Hall:

Built in storage cupboard.

Kitchen/Breakfast Room:

12'6" x 7'9" (3.81m x 2.36m) Built-in oven, built-in gas hob, integrated extractor hood, integrated washing machine, space for fridge freezer, space for table and chairs, boiler in cupboard, tiled floor.

Sitting/Dining Room:

15'8" x 11'3" (4.78m x 3.43m) Doors leading to balcony overlooking Pine Road and the communal gardens.

Bedroom 1:

15'7" x 9'7" (4.75m x 2.92m)

En-suite:

White suite with chrome fittings comprising shower cubicle, wash hand basin, WC.

Bedroom 2:

15'5" x 8'7" (4.70m x 2.62m)

Bathroom:

White suite with chrome fittings comprising bath with shower attachment, wash hand basin, WC, tiled floor.

OUTSIDE

The property sits within communal grounds.

Parking:

Flat 26 benefits from an allocated parking space in the gated car park.

OTHER INFORMATION

Management:

Fully managed

Deposit:

Holding deposit - £288.46 Security Deposit - £1442.00

Availability:

Immediately

Approximate Age:

2005

Approximate Area:

69.9sqm/753sqft

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

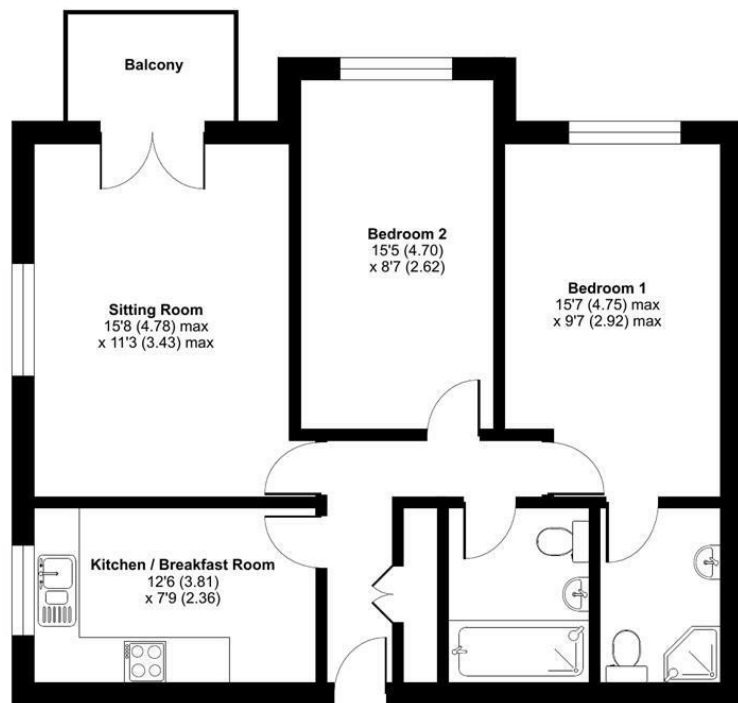
Council Tax:

Band C

Local Council:

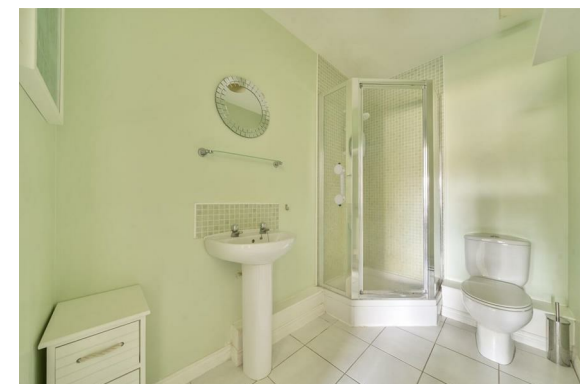
Eastleigh Borough Council - 02380 688000

First Floor = 753 sq ft / 69.9 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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1269502.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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