



sparks ellison

Flat 6 133 Hiltingbury Road, Chandler's Ford, SO53 5NP

£895 Per Calendar Month

*** NO MORE ENQUIRIES PLEASE ***

A well presented first floor one-bed flat located in Hiltingbury and within walking distance of local shops and Hiltingbury Junior School. To the rear is a communal parking area plus an allocated bike store for each flat. The kitchen area benefits from built-in appliances.

ACCOMMODATION

Entrance Hallway:

Storage cupboard (further storage cupboard on landing area) and intercom system.

Sitting Area:

11'9" x 10'11" (3.58m x 3.33m) Radiator x 1

Kitchen Area:

8' x 6'9" (2.44m x 2.06m) A range of white gloss wall and base units with a beechwood effect worktop. Single stainless steel sink with right-hand drainer. Built-in electric oven with four-ring gas hob and extractor hood over, built-in washer dryer, built in fridge with freezer cool-box at the top, built-in slimline dishwasher.

Bedroom:

13'7" x 7'10" (4.14m x 2.39m) Radiator x 1

Shower room:

7'10" x 6'2" (2.39m x 1.88m) White suite with chrome fitments comprising walk in shower with fixed glass screen, wash hand basin with vanity unit under and WC, stainless steel heated towel rail.

OTHER INFORMATION

Managment:

Tenant Find Only

Availability:

End of July 2025

Security Deposit:

£1032.00

Holding Deposit:

£206.54

Heating:

Gas central heating

Windows:

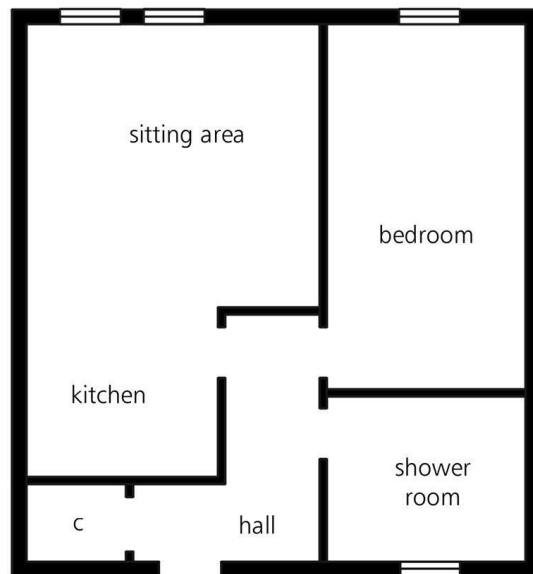
UPVC double glazed windows

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band A



illustrative purposes only



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

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

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

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.



