



sparkes ellison

# 10 Dean Place 24 Hursley Road, Chandler's Ford, SO53 2RP

£325,000

Located on Hursley Road, this spacious first-floor apartment forming part of a prestigious and highly desirable development offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, including an ensuite, this property is perfect for individuals or couples seeking a modern living space. The flat features a comprehensively fitted kitchen, and sitting room which opens onto a lovely balcony. The apartment is designed with practicality in mind, boasting a second bathroom for added convenience. Security is paramount, with a secure entry system ensuring peace of mind for residents. Additionally, the property benefits from lift access to all floors, making it easily accessible for everyone. Situated within walking distance of local shops and the railway station, this location is perfect for those who appreciate easy access to amenities and transport links. The property is also offered with no forward chain.

## ACCOMMODATION

### Main Communal Entrance:

Accessed via security entry system with stairs and lift to all floors.

### Reception Hall:

Airing cupboard, storage cupboard.

### Sitting Room/Dining Room:

18'1" x 11' (5.52m x 3.35m) Fireplace with electric fire, double doors to balcony.

### Kitchen:

11'3" x 10'11" (3.42m x 3.34m) A comprehensive range of fitted units, Corian worktops, electric oven, electric hob with extractor hood over, integrated fridge freezer and additional freezer, integrated washing machine, space for table and chairs, tiled floor.

### Bedroom 1:

18'5" x 9'4" (5.61m x 2.85m) Fitted wardrobe.

### En-suite Shower Room:

Suite comprising shower cubicle, wash basin, WC, tiled floor.

### Bedroom 2:

11'1" x 8'11" (3.39m x 2.71m) Fitted wardrobe.

### Bathroom:

Suite comprising bath with mix tap and shower attachment, wash basin, WC, tiled floor.

### Parking:

One allocated parking space, numerous visitor parking spaces.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

125 years from 2005

### Ground Rent:

£247.09 - Jan 2026

### Maintenance Charge:

£2,203.61 per annum - Two instalments January & July

### Approximate Age:

2005

### Approximate Area:

820sqft/76.2sqm

### Sellers Position:

No forward chain

### Heating:

Electric

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

### Secondary School:

Toynbee Secondary School

### Council Tax:

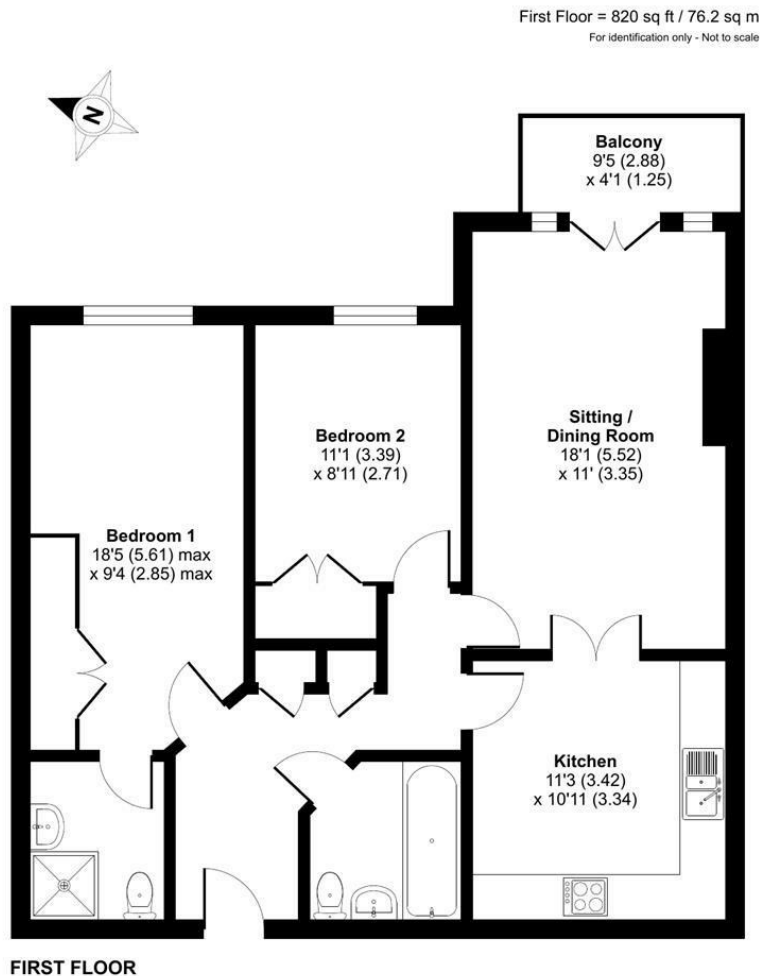
Band C

### 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.



| 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.

