



sparks ellison

11 Chandlers Gate, Chandler's Ford, SO53 2RT

£1,200 Per Calendar Month

A modern purpose built two bedroom ground floor apartment with allocated parking positioned in a convenient location in the centre of Chandlers Ford within a gated development and offering a close proximity to the bus routes and rail networks.

ACCOMMODATION

Communal Front Door:

Leading to hallway

Private Front Door:

Hallway:

Full height storage cupboard 2'9" x 6'5", further full height storage cupboard housing gas central heating combination boiler.

Sitting Room:

15' x 10'10" (4.57m x 3.30m)

Kitchen:

10'10" x 5'10" (3.30m x 1.78m) Modern fitted kitchen with a range of matching eye and base level units, space and provision for a variety of kitchen appliances.

Bedroom 1:

9'10" x 14'6" narrowing to 8'6" (3.00m x 4.42m narrowing to 5.59m) Dual aspect room with windows to two elevations.

En-Suite:

7'8" x 5'8" (2.34m x 1.73m) Closed shower cubicle, vanity wash hand basin, wc, electric shaver socket, extractor fan.

Bedroom 2:

10'4" x 9' (3.15m x 2.74m)

Bathroom:

7'9" x 6'5" (2.36m x 1.96m) Modern white suite comprising of shower attachment over panel enclosed bath, vanity wash hand basin, and wc.

OUTSIDE

The property sits in an attractive well manicured communal gardens and benefits from one allocated parking space.

OTHER INFORMATION

Approximate Area:

55sqm/592sqft (Details taken from EPC)

Managed:

Tenant find only

Security Deposit:

£1384

Holding Deposit:

£276.92

Availability:

December 2025

Heating:

Gas central heating

Windows:

Double glazing

Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

Secondary School:

Toynbee Secondary School

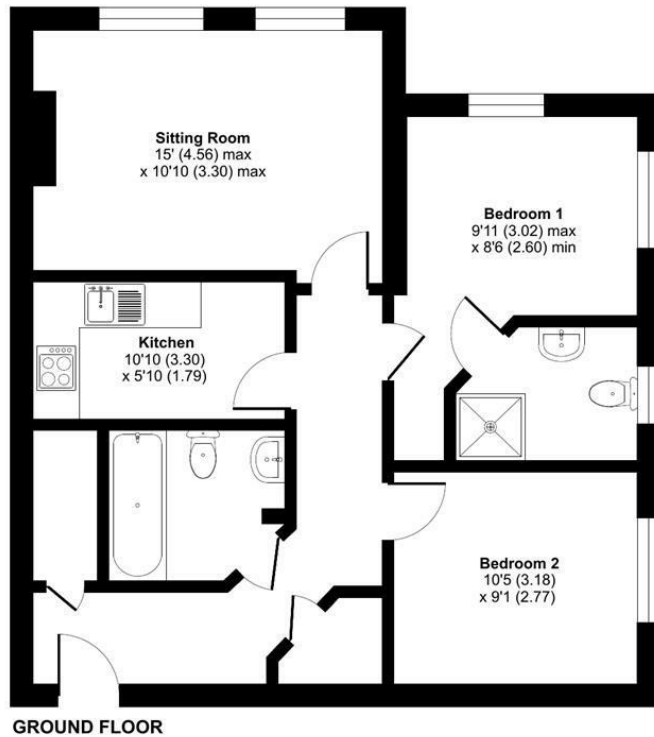
Local Council:

Eastleigh Borough Council 02380 688000

Council Tax:

Band C

Ground Floor = 685 sq ft / 63.6 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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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