



**Rowe
& Co.**

Flat 6, Elm Court Sycamore Avenue, Chandler's Ford

Eastleigh

£200,000

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& Co.**



Flat 6

Elm Court Sycamore Avenue, Eastleigh

Offered with no onward chain, this superb first-floor apartment is filled with natural light and features well-proportioned living spaces throughout. The property comprises a welcoming entrance hall, two generously sized double bedrooms, a bright and spacious lounge/dining room with access to a private balcony, a modern fitted kitchen, and a stylish re-fitted family bathroom. Ideally situated within walking distance of local shops and amenities, the property also benefits from well-maintained communal grounds and a garage located in a nearby block, providing additional convenience and storage.

LOCATION

The property occupies a popular position within the highly desirable Hampshire town of Chandler's Ford, a thriving and well-connected community offering a selection of shops, restaurants and traditional public houses. Communications are excellent, with convenient access to the M3 and M27 motorways. Mainline rail services are readily available, with London Waterloo approximately 57 minutes from Winchester and around 65 minutes from Southampton Airport Parkway, making the location particularly attractive for commuters.

Council Tax band: B - Tenure: Leasehold

EPC Energy Efficiency Rating: C



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INSIDE

The front door opens into a welcoming entrance hall, providing access to all rooms. A standout feature of the property is the spacious double-aspect sitting room, which benefits from plenty of natural light and direct access to a private balcony.

Both bedrooms are generously sized, with the master bedroom further enhanced by fitted wardrobes offering ample storage. The kitchen has been recently re-fitted with a range of modern wall and base units, and includes space for appliances, as well as an electric oven, hob, and extractor.

The bathroom has also been re-fitted and features a contemporary white suite, comprising a panelled bath with shower over, WC, and wash basin, all complemented by stylish tiling throughout.

OUTSIDE / LEASE

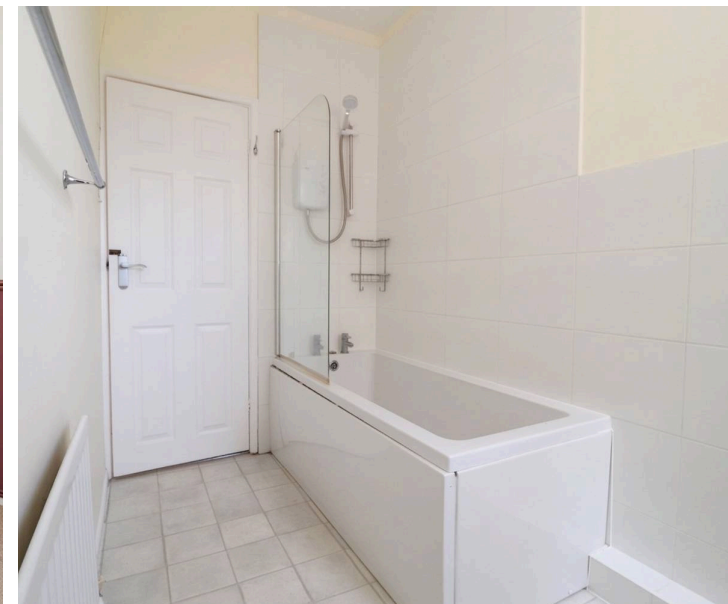
The property benefits from a communal bin store, one allocated parking space, additional visitor parking, and a garage located in a nearby block.

Lease – 173 Years Remaining.

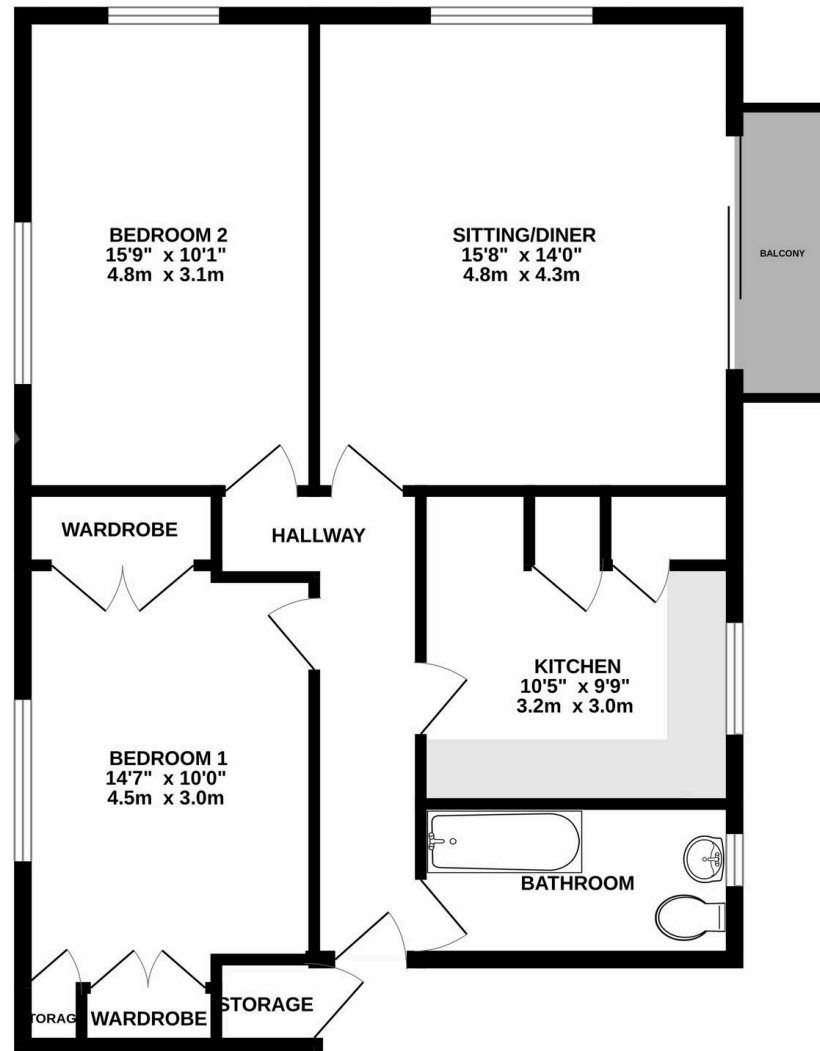
Ground Rent - (Peppercorn & Included in Monthly Charge)


Service Charge - £180 PCM

- No Forward Chain
- Two Bedrooms
- Garage & Parking
- Popular Location



GROUND FLOOR



 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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