

**TO LET**



## **Oakwood Court, Chandlers Ford**

**2 Bedrooms, 1 Bathroom, 2nd Floor Flat**

**£1,250 pcm**



## Oakwood Court, Chandlers Ford

2nd Floor Flat,  
2 bedroom, 1 bathroom

£1,250 pcm

Date available: Available Now

Deposit: £1,442.30

Unfurnished

Council Tax band: B

- Available Now
- Two Bedrooms
- 2nd Floor
- Built In Wardrobes
- White Goods
- Gas Central Heating
- On Road Parking

**DESCRIPTION** We are delighted to offer this 2nd floor two bedroom flat in a quiet cul-de-sac in Hiltingbury, Chandler's Ford.

**ENTRANCE HALL** Doors to all rooms, thermostat.

**LOUNGE/DINER** 15'11" x 10'11" Floor to ceiling double glazed window and further window to the southerly facing rear aspect. TV, Sky and telephone points.

**KITCHEN** 10' x 10' The kitchen comprises a range of base and wall units with 1 1/2 bowl sink with drainer. There is a free standing cooker, washing machine and fridge freezer. Double glazed window to the front aspect.

**BEDROOM** 1 13'2" (into wardrobes) x 11' Double glazed window to rear aspect. Built in wardrobes with sliding doors.

| Energy Efficiency Rating                    |         |           | Environmental (CO <sub>2</sub> ) Impact Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>                           |         |           | (92-100) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                             | 61      | 72        |                                                                 | 55      | 67        |
| England & Wales EU Directive 2002/91/EC     |         |           | England & Wales EU Directive 2002/91/EC                         |         |           |



EASTLEIGH BOROUGH COUNCIL TAX BAND B

BEDROOM 2 13'11" x 7'7" Double glazed to front aspect. Built in wardrobe and airing cupboard.

BATHROOM – Obscured double glazed window to front aspect. White suite comprising a paneled bath with electric shower over, low level WC and pedestal wash hand basin. Tiled to principle areas.

OUTSIDE - Communal garden at the rear.

PARKING Communal parking at the front.

#### OTHER INFORMATION

Telephone points:-

TV points:

Sky points

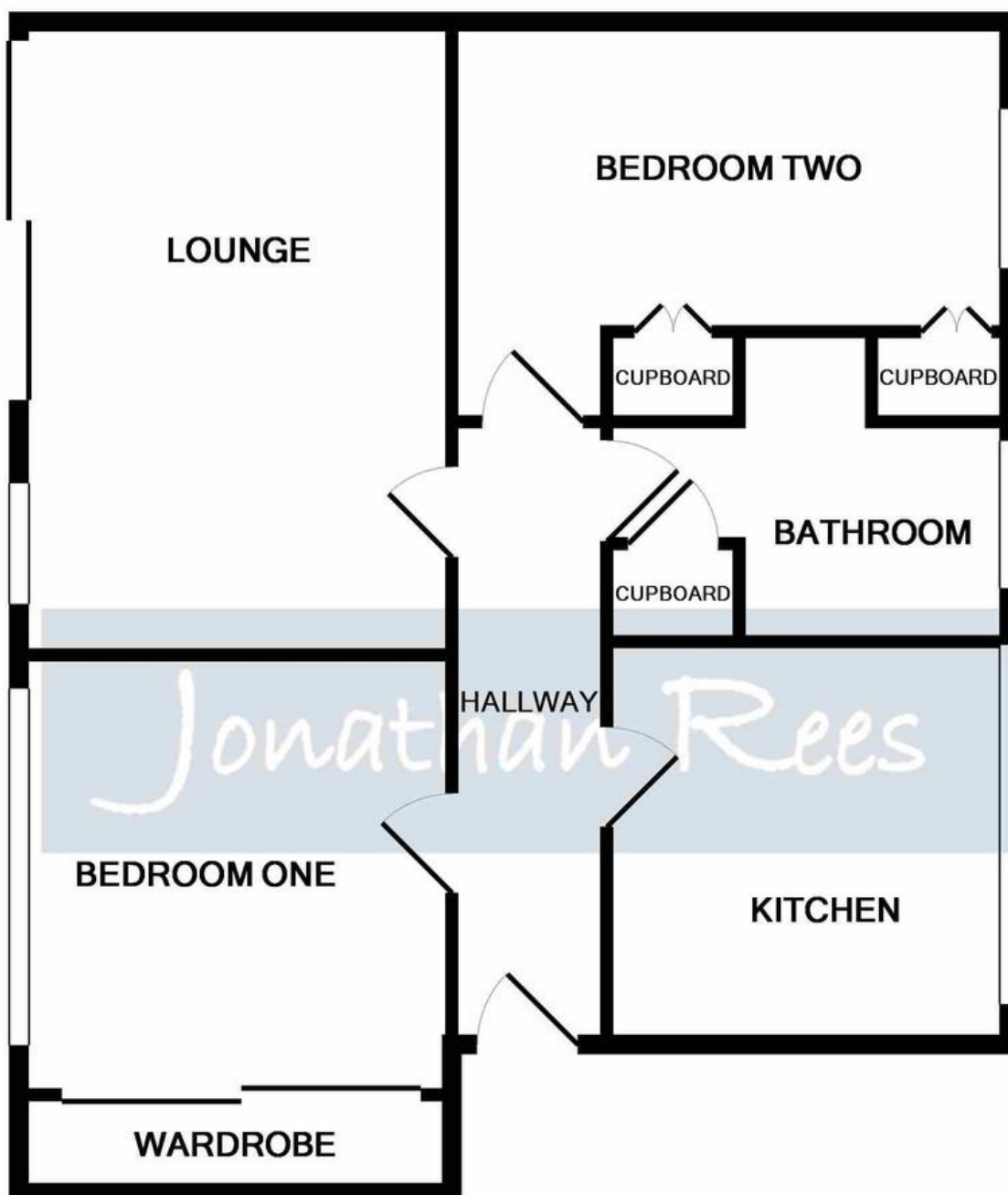
Smoke alarms

\* GAS CENTRAL HEATING

\* DOUBLE GLAZED

#### LOCAL AUTHORITY INFORMATION





TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

## Martin & Co Chandler

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.