

**TO LET**



## **Chandlers Gate, Chandler's Ford**

2 Bedrooms, 2 Bathroom, Flat

**£1,250 pcm**



## Chandlers Gate, Chandler's Ford

Flat,  
2 bedroom, 2 bathroom

£1,250 pcm

Date available: 20th July 2026

Deposit: £1,442.30

Unfurnished

Council Tax band: C

- Available 20th July 2026
- Not suitable for smokers or pets
- Eastleigh Borough Council C
- Modern Two Bedroom Apartment
- Ensuite to master bedroom
- Gated entrance
- Deposit £1,442.30

### COMMUNAL ENTRANCE PORCH

**ENTRANCE HALL** Wall mounted thermostat, telephone entry system, telephone point, doors to all rooms.

**SITTING ROOM** 15' 0" x 10' 3" Two double glazed windows to front aspect, two radiators, TV point, telephone point.

**KITCHEN** 10' 11" x 5' 10" A range of modern wall and base fitted units under working surfaces with spotlights, 'Whirlpool' electric hob and oven with extractor above, single stainless steel sink with drainer and mixer tap, washer/dryer, fridge/freezer,

radiator.

**BEDROOM ONE** 10' 10" x 10' 1" Double glazed

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>	84	85
(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		
	79	81			
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	



window to front aspect, TV point, telephone point, radiator, door to:

**ENSUITE** Fully tiled shower cubicle, low level WC, wash hand basin with mixer taps with vanity unit below, shaver point, tiled splashbacks, extractor fan, vinyl flooring.

**BEDROOM TWO** 10' 5" x 9' 4" Double glazed window to side aspect, telephone point, TV point, radiator.

**STORAGE CUPBOARD** Housing electric meters with plenty of storage space.

**AIRING CUPBOARD** Housing wall mounted boiler, built-in slatted shelf.

**OUTSIDE** Private gated entrance, allocated parking for one car with additional eight shared spaces.

**BATHROOM** White suite comprising of low level WC, wash hand basin with vanity unit under, panelled enclosed bath with mixer tap, radiator, partly tiled walls and extractor fan, vinyl flooring.

**LOCAL AUTHORITY INFORMATION** Eastleigh Borough Council



Tax Band 'C'

**LOCAL SCHOOLS INFORMATION** Infant: Chandler's Ford Infant School

Junior: Merdon Junior School

Secondary: Toynbee School

**EPC RATING** C/79





TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

## Martin & Co Chandler

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