



sparkes ellison

12 Brooklyn Court, Otterbourne, SO21 2FB

£179,950

A purpose built first floor apartment in a stunning block, constructed by Messrs Pride Homes in 2005, in the popular village of Otterbourne. The block sits in attractive landscaped communal gardens and the location provides convenient access to both Chandler's Ford and Winchester along with the M3 motorway, mainline railway stations and international airport. A host of benefits include a video security entry system, electronic gates to the development, wiring for satellite television, allocated parking and additional visitors parking. The apartment is offered for sale with no forward chain..

ACCOMMODATION

GROUND FLOOR

Communal Hallway:

Lift and stairs to all floors.

FIRST FLOOR

Private Front Door:

Leading to hallway.

Hallway:

Built in storage cupboard housing boiler.

Sitting Room:

13' x 10' (3.96m x 3.05m)

Kitchen:

9' x 6' (2.74m x 1.83m). Built in electric oven, built in electric hob, integrated extractor hood, space for fridge freezer, space and plumbing for washing machine.

Bedroom:

12'6" x 9' (3.81m x 2.74m).

Bathroom:

6'6" x 6'1" (1.98m x 1.85m). Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Communal Gardens:

The property sits within good sized communal gardens that are a real feature of the property, with a range of plants, bushes and trees along with a waterway and seating.

Parking:

One allocated parking space and a number of additional visitor parking spaces are also available.

OTHER INFORMATION

Approximate Area:

35.9sq m / 386sq ft

Tenure:

Leasehold

Term of Lease:

125 years from 25 March 2004

Maintenance Charge:

£2700 per annum

Ground Rent:

£170 per annum

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Sellers position:

No forward chain

Infant/Junior School:

Otterbourne Church of England Primary School

Secondary School:

Thornden Secondary School / Crestwood Community School

Council Tax:

Band B

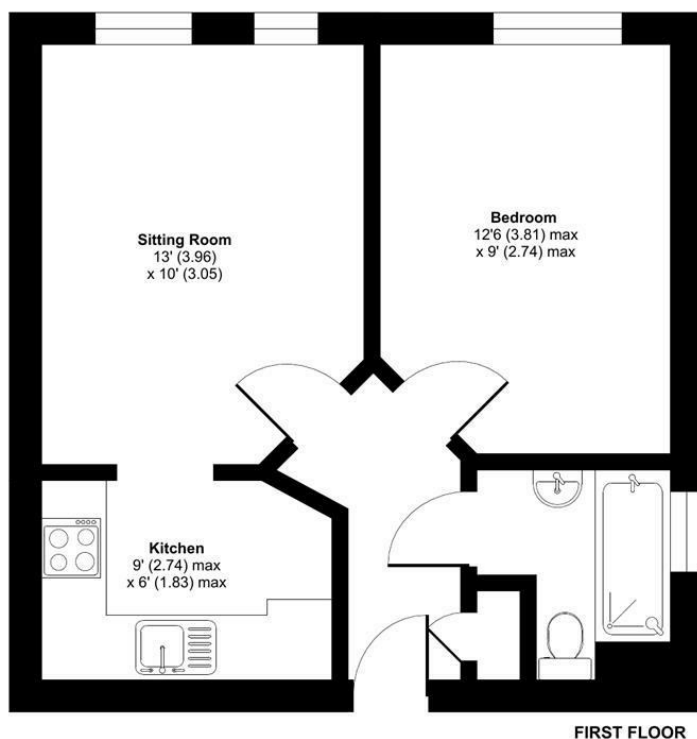
Local Authority:

Winchester City Council - 01962 840222

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.

First Floor = 383 sq ft / 35.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1459743.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



