



sparks ellison

6 Oaklands House 237 Hursley Road, Chandler's Ford, SO53 1JP

£190,000

A fantastic opportunity to purchase a charming first floor flat situated in a tremendously convenient location within Chandler's Ford. The property enjoys some superb features in particular two allocated parking spaces, a large ensuite bathroom in the master bedroom and a delightful communal garden. Positioned on Hursley Road, the home offers easy access to local amenities, Chandler's Ford Train Station and the motorway junctions therefore making it suitable for a multitude of different buyers.

ACCOMMODATION

Entrance Hall:
Cupboard and intercom to building entrance.

Kitchen:
9'5" x 6'1" (2.88m x 1.85m) Range of units, integrated fridge/freezer, gas hob, oven, sink, washing machine and boiler on the wall. There is space for a small table or breakfast bar.

Sitting Room:
14'7" x 9'5" (4.45m x 2.88m)

Bedroom 1:
14'8" x 9'11" (4.46m x 3.02m) Built in wardrobe

Bedroom 2:
8'11" x 8'(271m x 2.44m) Built in Wardrobe

Shower Room:
White suite comprising of wash basin, W/C and shower cubicle.

En-suite Bathroom:
White suit comprising of Wash basin, W/C and bath tub.

Outside
Communal gardens and two allocated parking spaces.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 2000

Ground Rent:
£170.00 per year

Maintenance Charge:
£2,000.00 per year

Approximate Age:
2000

Approximate Area:
568sqft/52.7sqm

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden School

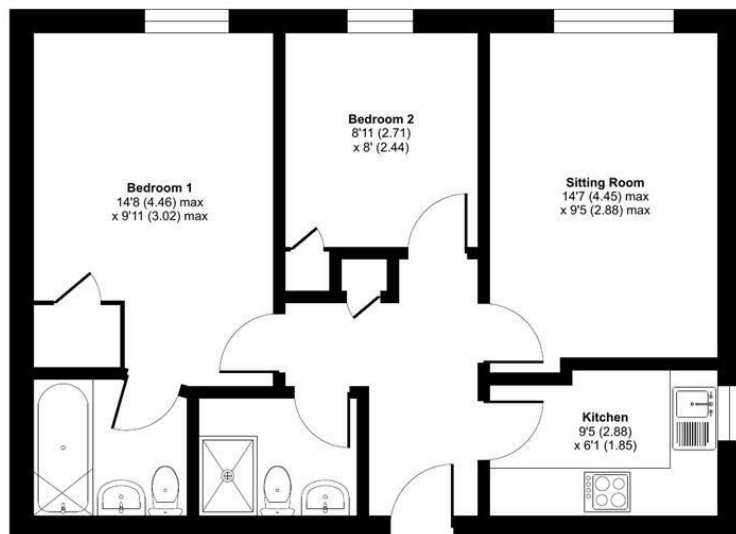
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band C

Agents Note:
A Japanese knotweed treatment plan is in place for the garden area, managed by Greenspan Projects. Further information is available from the agent

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 = 568 sq ft / 52.7 sq m
For identification only - Not to scale



FIRST FLOOR



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

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