



sparks ellison

16 Kerry Close, Chandler's Ford, SO53 2PQ

£200,000

Welcome to this charming maisonette located on Kerry Close in the desirable area of South Millers Dale, Chandler's Ford. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The maisonette boasts a spacious reception room, perfect for relaxing or entertaining guests. One of the standout features of this property is its convenient location. Residents will appreciate being within walking distance of local shops, a doctor's surgery, and the railway station, providing easy access to transport links and essential amenities. This makes it an excellent choice for those who value both comfort and convenience in their daily lives. Additionally, the maisonette benefits from a communal garden, offering a lovely outdoor space for residents to enjoy. Overall, this maisonette in Kerry Close presents a wonderful opportunity to live in a popular and vibrant community. With its practical layout, convenient location, and communal outdoor space, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your new home.

ACCOMMODATION

Open Porch:

Front door to entrance area.

Entrance Area:

Stairs to first floor.

Landing:

Hatch to loft space, airing cupboard.

Sitting Room:

13'9" x 10'4" (4.18m x 3.16m)

Kitchen:

10'9" x 9'1" (3.27m x 2.76m) Modern range of gloss fronted units, electric oven and hob with extractor hood over, space and plumbing for further appliances, boiler.

Bedroom 1:

10'4" x 10'4" (3.16m x 3.14m) Fitted wardrobes and drawer units.

Bedroom 2:

10'1" max x 6'3" max (3.07m max x 1.90m max)

Shower Room:

Suite comprising shower cubicle, wash basin, WC.

OUTSIDE

16 Kerry Close benefits from communal gardens and a communal drying area and bin storage.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

990 years from 26 May 1988

Maintenance Charge:

£78 per month. (reviewed quarterly)

Ground Rent:

n/a

Approximate Age:

1980

Approximate Area:

636 sq ft / 59.1 sq m (including shed)

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Chandlers Ford Infant/Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

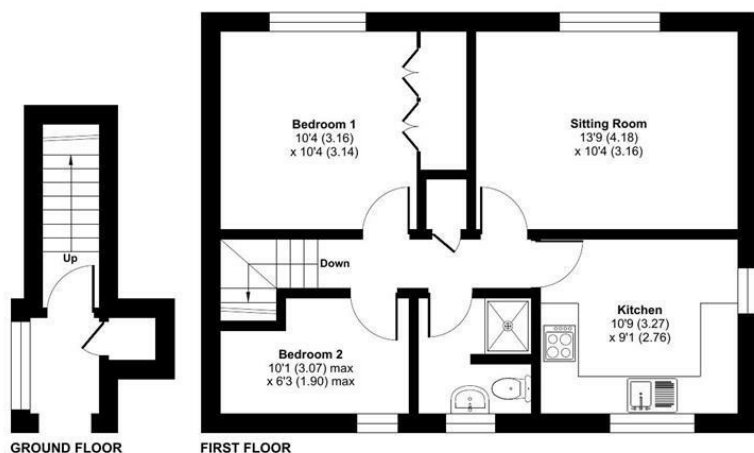
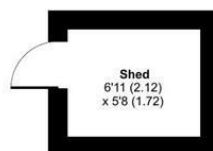
Council Tax:

Band B

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.

Ground Floor = 55 sq ft / 5.1 sq m
 First Floor = 542 sq ft / 50.4 sq m
 Outbuilding = 39 sq ft / 3.6 sq m
 Total = 636 sq ft / 59.1 sq m
 For identification only - Not to scale



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	67	71
	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.



