



sparks ellison

32 Surrey Court Kent Road, Chandler's Ford, SO53 3LS

£150,000

Nestled in Kent Road, Chandler's Ford, this delightful two-bedroom flat is specifically designed for residents aged 55 and over, offering a perfect blend of comfort and convenience. Built in 2015, the property has been recently redecorated and recarpeted, ensuring a fresh and inviting atmosphere for its new occupants. As you enter, you are welcomed into an open-plan lounge and kitchen area, which is ideal for both relaxation and entertaining. The space is bathed in natural light, thanks to the south-facing balcony that provides a lovely outdoor retreat. The two comfortable bedrooms offer a peaceful haven for rest, while the modern wet room adds to the practicality of the flat. Residents of this retirement community can take full advantage of a variety of on-site amenities, including a delightful restaurant, a hair salon, a laundry room, and communal lounges, fostering a sense of community and social engagement. This property not only offers a comfortable living space but also a vibrant lifestyle for those looking to enjoy their golden years. With its prime location in Chandler's Ford, this flat is well-connected to local shops, transport links, and beautiful parks, making it an ideal choice for those seeking a serene yet accessible living environment. Whether you are looking to downsize or simply wish to embrace a more relaxed lifestyle, this charming apartment is sure to meet your needs. Rest easy knowing that professional care and support are available on-site 24 hours a day, providing a safety net that adapts to your needs.

ACCOMMODATION

Entrance hall:

Two storage cupboards.

Sitting/dining room:

21'3" x 11'1" (6.48m x 3.38m) Access to balcony.

Kitchen:

11'1" x 6'11" (3.38m x 2.11m) Range of units comprising integrated induction hob with extracted over, electric oven, space for fridge freezer.

Balcony:

8'4" x 4'4" (2.54m x 1.32m)

Bedroom 1:

14'7" x 10'6" (4.45m x 3.20m) Fitted wardrobe.

Bedroom 2:

12'2" x 7'1" (3.71m x 2.16m)

Wet room:

White suite wet room, wash basin and WC.

OUTSIDE

Surrey Court enjoys pleasant residents' gardens and plenty of parking for residents and visitors.

Amenities:

Surrey Court enjoys a host of amenities, including residents' lounges, a restaurant, hairdressers, a laundry room, a lift to all floors and a security entry system.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 2015

Maintenance Charge:

£305.79 paid monthly

Ground Rent:

£150 per annum (paid monthly included in the service charge)

Shared Ownership:

This is a shared ownership property with Vivid Homes. 75% vendor/25% Vivid Homes.

Approximate Age:

2015

Approximate Area:

Sellers Position:

No forward chain

Heating:

Electric underfloor heating

Windows:

UPVC Double glazing

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

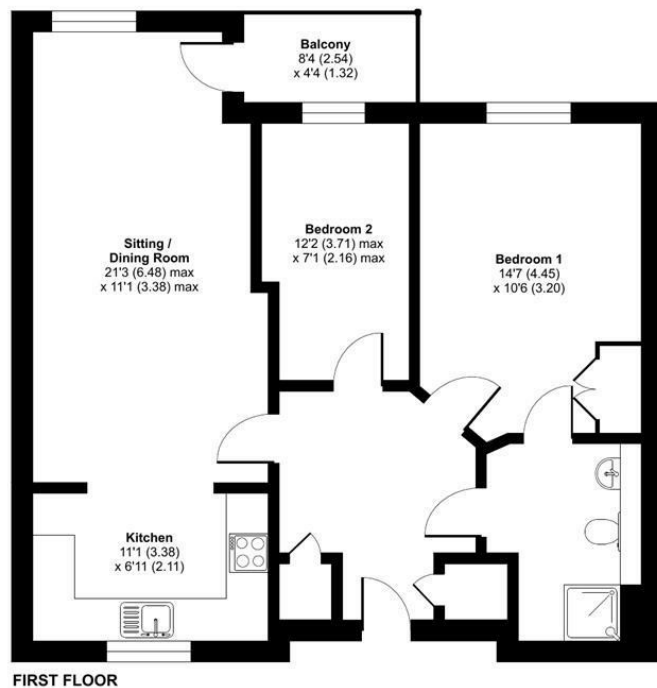
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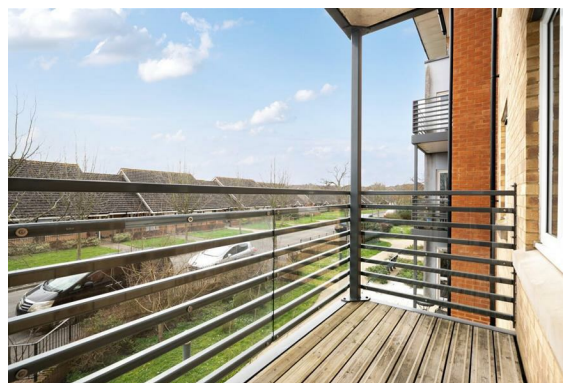
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



First Floor = 733 sq ft / 68.1 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). © ritchcom 2026. Produced for Sparks Ellison. REF: 1424452.



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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