



7 Ampfield Court | £325,000  
Baddesley Road, Chandler's Ford, Hampshire, SO53 5EP





# 7 Ampfield Court

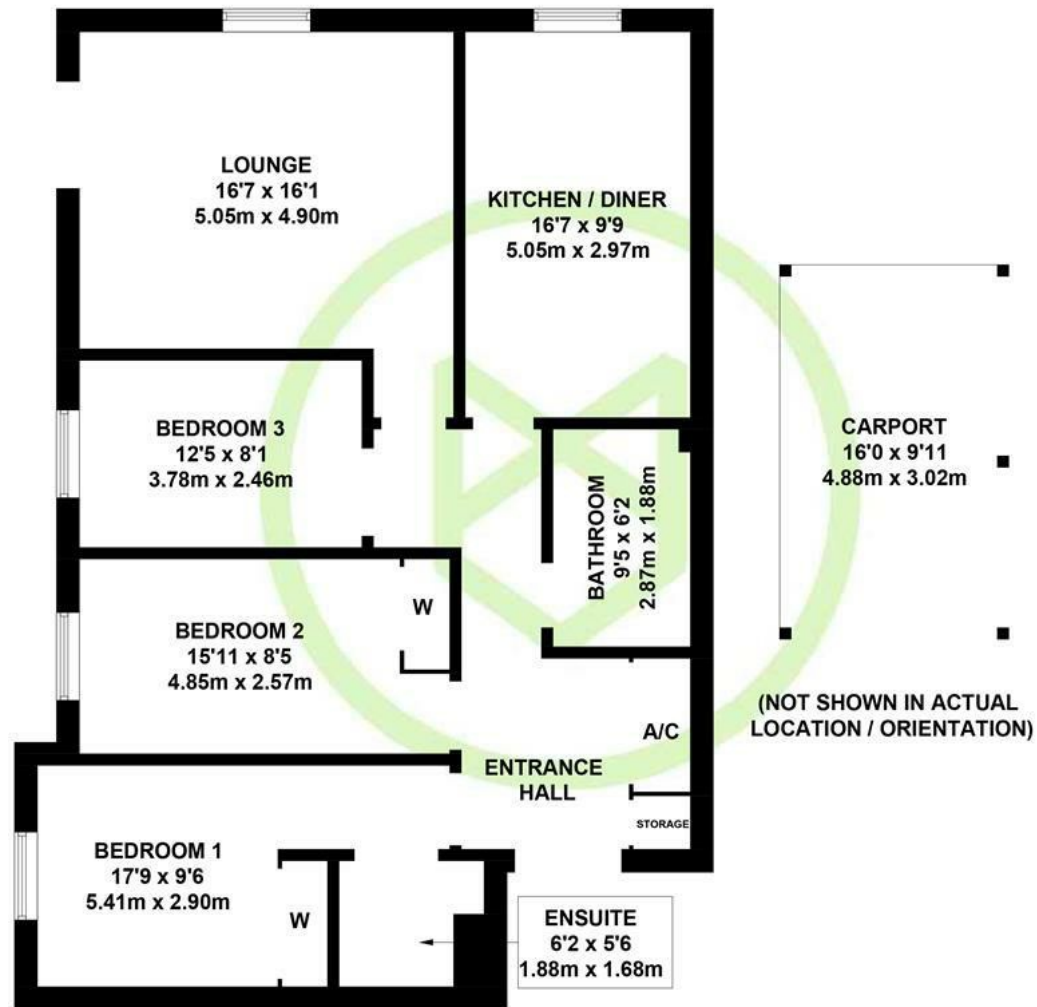
Baddesley Road, Chandler's Ford, Hampshire, SO53 5EP

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



## Summary

A modern and spacious ground floor apartment located in the sought-after area of Chandlers Ford. This well-presented home offers three double bedrooms, including a principal bedroom with en-suite, a stylish family bathroom, and a generous kitchen/breakfast room. The bright and airy sitting room features double doors that open onto a private patio, perfect for outdoor relaxation. The property benefits from access to well-maintained communal gardens, electric blinds and a large car port, providing convenient covered parking.



### GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
1042 SQ FT / 96.8 SQ M  
(EXCLUDING CARPORT)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1225207)

## Features

- Spacious ground floor apartment
- Three double bedrooms
- En-suite and bathroom
- Private patio and use of communal gardens
- Car port
- Kitchen/breakfast room

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

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## Entrance

Ampfield Court is accessed via a secure entry system. The apartment is located on the ground floor.

## Accommodation

A generously sized entrance hall welcomes you into this well-presented apartment, offering access to all rooms as well as a convenient storage cupboard and airing cupboard. A telephone entry system is also located in the hallway for added security. The main bedroom is a comfortable double, featuring a built-in wardrobe, views over the communal garden, and a modern en-suite shower room complete with WC, wash basin, heated towel rail, and extractor fan. The second bedroom is also a spacious double with a built-in wardrobe. The third bedroom offers versatility and can easily serve as a dining room, home office, or guest bedroom. The family bathroom is well-appointed with a bath, separate shower unit, WC, wash basin, heated towel rail, and extractor fan. The kitchen/breakfast room is a bright and functional space with room for a table and chairs. It includes built-in storage units, space for a fridge/freezer, a mid-level oven, gas hob with extractor above, and plumbing for both a washing machine and dishwasher. The dual-aspect sitting room is filled with natural light and features double doors that open out onto a private courtyard garden.

## Outside

A private patio adjoins the home, ideal for outdoor seating or dining. There are also communal gardens within the Ampfield Court development.

## Parking

Car port for one vehicle. There are also several visitor bays available.

## Location

Chandler's Ford is a sought-after Hampshire town offering a range of shops, restaurants, and traditional pubs. The area is within the catchment for the highly regarded Thornden School and is close to several respected private schools. Winchester and Southampton are both within a 20-minute drive, offering extensive amenities. Excellent transport links include nearby access to the M3 and M27, as well as rail connections to Winchester, Southampton, and London Waterloo.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Tenure

Leasehold

## Lease Length

979 years remaining

## Service Charge

£2,336.01 per annum

## Ground Rent

£200 per annum

## Council Tax

Test Valley - Band C

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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