



8 Ashdown House 190 Hiltingbury Road, Chandler's Ford, SO53 5EJ

£230,000

Constructed in 2005, this generous two bedroom ground floor purpose-built apartment is presented to a high standard throughout. The property offers two well proportioned bedrooms, with the principal bedroom benefitting from an en-suite. A standout feature is the spacious sitting/dining room, which enjoys French doors opening directly onto a South Facing patio area. While also offering a pleasant outlook towards Hiltingbury Recreation Ground. Further benefits include convenient access to the nearby Tesco Express, as well as being situated within the highly sought after catchment areas for Hiltingbury and Thornden schools.

ACCOMMODATION

Communal Entrance:

Security entry phone system, front door to:

Hallway:

Full height storage cupboard and airing cupboard, wood effect laminate flooring.

Sitting Room:

13'6" x 10'9" (4.11m x 3.28m) Patio door leading to paved area with adjacent communal gardens.

Kitchen:

10'8" x 6'2" (3.25m x 1.88m) Fitted with a range of matching base and eyelevel units, built in electric oven and electric hob with extractor hood over, built in fridge freezer, built in washer dryer, vinyl floor covering.

Bedroom 1:

13'6" x 9'6" (4.11m x 2.90m) Two built-in wardrobes.

En-suite Shower Room:

6'3" x 6'1" (1.91m x 1.85m) White three piece suite comprising enclosed shower cubicle, pushbutton w.c and wash hand basin, wood effect laminate flooring, electric heater, vanity mirror and shaver socket.

Bedroom 2:

12'1" x 9' (3.68m x 2.74m) Wood effect laminate flooring and built in wardrobe.

Bathroom:

6'7" x 6'3" (2.01m x 1.91m) White three piece suite, comprising push button wc, wash hand basin and panel enclosed bath with shower over, vanity mirror with light and shaver socket, electric heater.

OUTSIDE

The property is sat within attractive, well manicured communal gardens.

Parking:

One allocated parking space with further visitors spaces available at the front of the block.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

155 years from 2005

Ground Rent:

£240.00 per annum

Maintenance Charge:

Approximately £1089.00 every 6 months

Approximate Age:

2004

Approximate Area:

58.4sqm/629sqft

Sellers Position:

Looking for forward purchase

Heating:

Electric storage heaters

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

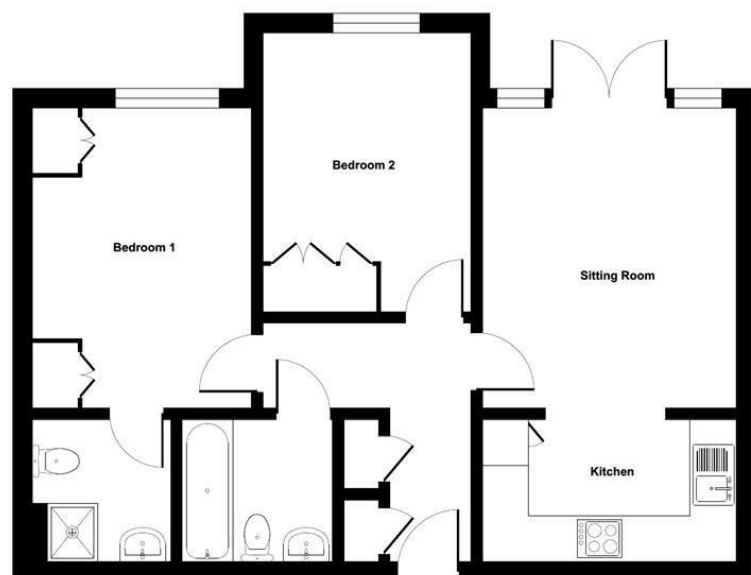
Council Tax:

Band C

Local Council:

Eastleigh Borough Council - 02380 688000

Approximate Area = 629 sq ft / 58.4 sq m
For identification only - Not to scale



GROUND FLOOR

 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023.
Produced for Sparks Ellison. REF: 975946



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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