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9 Knightwood Mews, Chandler's Ford, SO53 4TL £230,000

An exceptional two bedroom, first floor apartment forming part of this exclusive Brendon Care Development designed for the over 60's, whereby the residents enjoy a secure setting with a host of facilities and personal care. The apartment itself occupies a most attractive position with a balcony overlooking the frontage and trees in the distance. The spacious accommodation also comprises of a fully fitted kitchen, two double bedrooms and bathroom and is offered for sale with no forward chain. Homeowners within the Brendon Care community benefit from a host of amazing features and services that include pull alarms in each room backed up by 24 hour on call care together with a licensed restaurant, coffee shop, residents lounge, library, shop, hairdressing salon, clubs and activities. The communal areas can be reserved for functions and the restaurant can provide catering and several days a week hairdressers, beauticians and chiropodists visit the complex for appointments. Residents also enjoy maintenance free living with an onsite handyman who can change light bulbs, check smoke alarms and look after all appliances in the kitchen together with window cleaning being included.

ACCOMMODATION

Communal Entrance Hall:
Stairs and lift to all floors, convenience store and reception desk.

First Floor:

Entrance Hall:
Double coats cupboard and storage cupboard.

Sitting Room:
Fireplace with electric fire, patio doors to balcony.

Kitchen/Dining Room:
Built in electric oven, built in microwave, built in four ring electric hob, fitted extractor hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, space for table and chairs.

Bedroom 1:
Fitted double wardrobe

Bedroom 2:
Fitted double wardrobe.

Bathroom:
Wet room style with walk in shower area, bath, wash basin, wc, airing cupboard.

OUTSIDE
Knightwood Mews occupies wonderful communal gardens for residents to enjoy.

Parking:
Resident and visitor parking available

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 4th August 2006

Maintenance Charge:
£948 per month

Approximate Age:
2006

Sellers Position:
No forward chain

Heating:
Electric underfloor and ceiling heating

Windows:
UPVC double glazed windows

Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band D

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.

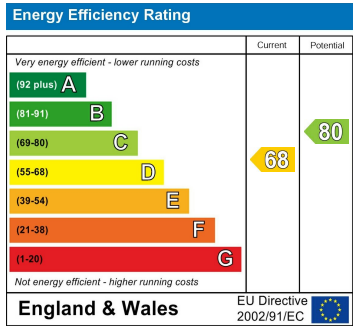
First Floor = 734 sq ft / 68 sq m

For identification only - Not to scale

FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Sparks Ellison. REF: 917688



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The Property Ombudsman

NAEA National Association of Estate Agents

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.

RECEPTION