



se sparks ellison
To Let
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est.2003

52 Charnwood Crescent, Chandler's Ford, SO53 5QL £1,250 Per Calendar Month

A purpose built 2 bedroom flat situated within the heart of Hiltingbury close to local shops, Hiltingbury recreation ground and Hocombe Mead Nature Reserve. The property has been renovated by the landlord with new fitted kitchen, shower room, carpets and blinds. There are 2 good size bedrooms and parking is generally readily available on the road. Charnwood Crescent sits within catchment for Hiltingbury and Thornden Schools.

ACCOMMODATION

Communal Entrance Hall:

Stairs to first floor.

Entrance Hall:

Built in storage cupboard.

Sitting Room:

15' x 10'11" (4.57m x 3.33m)

Kitchen:

11'11" x 7'9" (3.63m x 2.36m) Built in electric oven, built in induction hob, fitted extractor hood, wall mounted boiler.

Bedroom 1:

13' x 9'11" (3.96m x 3.02m)

Bedroom 2:

11'11" x 8'2" (3.63m x 2.49m)

Bathroom:

7'7" x 4'10" (2.31m x 1.47m) White suite with chrome fittings, shower in cubicle, wash hand basin, WC.

OTHER INFORMATION

Approximate Area:

56sqm/601sqft

Availability:

Mid May 2026

Managment:

Tenant find only

Security Deposit:

£1442.00

Holding Deposit:

£288.46

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

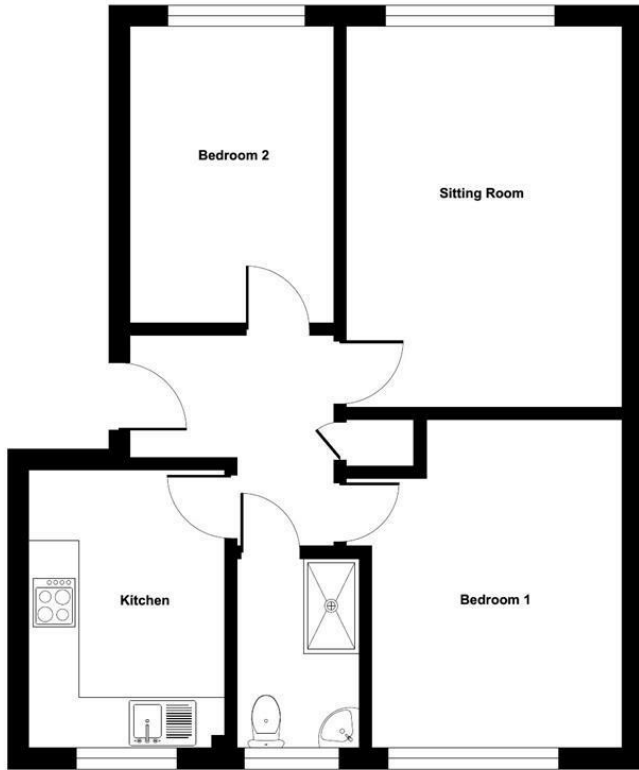
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band B

First Floor = 601 sq ft / 56 sq m
For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Sparks Ellison. REF: 940615

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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



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