



For Sale



sparky ellison

2 Simpkins Court, Chandler's Ford, SO53 1AL

£200,000

Situated on Hursley Road in Chandler's Ford, this well presented two bedroom ground floor apartment offers spacious accommodation, a private garden area, and allocated parking. The property features a generous sitting/dining room with direct access to the garden, creating an ideal space for both everyday living and entertaining. The fitted kitchen is well appointed, while the principal bedroom benefits from an en suite shower room. A second double bedroom is served by a modern family bathroom. Ideally positioned close to a range of local amenities and within the highly regarded Thornden School catchment, the property combines convenience with a sought after location. An excellent opportunity for first time buyers, downsizers, or investors looking for a home in this ideal location within Chandler's Ford.

ACCOMMODATION

Ground Floor

Entrance Hall:

Storage cupboard, airing cupboard and access to each room.

Sitting/Dining Room:

16'4" x 15'6" (4.98m x 4.72m) Access to patio space.

Kitchen:

15'6" x 8'0" (4.72m x 2.44m) Range of units comprising integrated gas hob and electric oven. Space for dishwasher and washing machine.

Bedroom 1:

14'6" x 2.95m) Built-in wardrobe.

En-Suite:

Suite comprising WC, wash basin and shower cubicle with glass screen.

Bedroom 2:

12'8" x 9'10" (3.86m x 3.00m) Built-in wardrobe.

Bathroom:

WC, wash basin and shower with glass screen.

OUTSIDE

Garden space with patio area.

Parking:

Allocated parking space..

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

150 years (less one day) from 1 January 2004. 127 years remaining.

Maintenance Charge:

£2616 per annum

Ground Rent:

£360 per annum

Approximate Age:

2005

Approximate Area:

783 sq ft / 72.7sq m

Sellers Position:

No forward chain

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

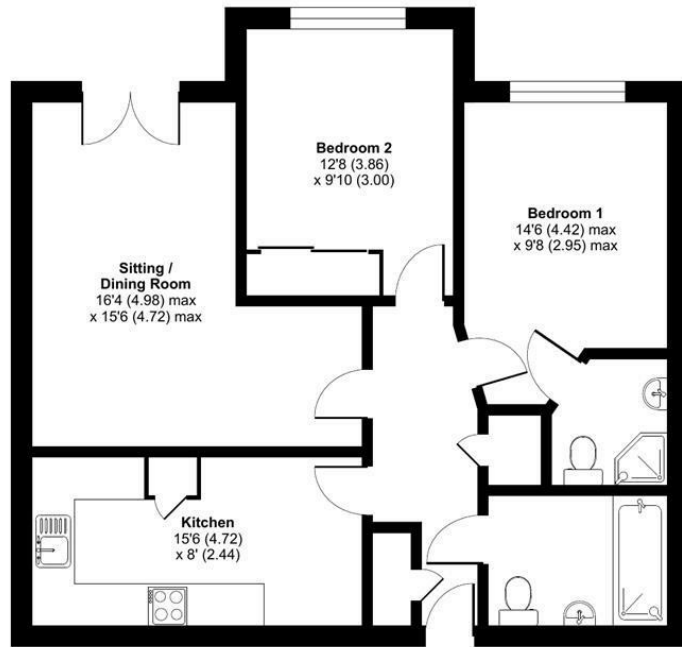
Council Tax:

Band C

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.

Ground Floor = 783 sq ft / 72.7 sq m
For identification only - Not to scale



GROUND FLOOR



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

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

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

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.

