



Bampton Court, Hursley Road, Chandlers Ford, SO53 2TA

£190,000

Property Type: Flat

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents offer for sale this immaculate two double bedroom ground floor flat, ideally positioned adjacent to Chandler's Ford railway station. Offered in genuine turn-key condition, the property benefits from a bright dual aspect lounge, modern fitted kitchen, smart electric radiator heating, partially triple glazed windows and allocated off road parking. Conveniently located within walking distance of shops, restaurants, bus links and major road connections. An ideal first time buy, downsize or investment purchase.



- Immaculate Ground Floor Flat
- Two Double Bedrooms
- Turn Key Condition Throughout
- Adjacent To Chandler's Ford Railway Station
- Bright Dual Aspect Lounge
- Allocated Off Road Parking
- Partially Triple Glazed Windows
- Smart Electric Radiator Heating
- Walking Distance To Shops & Restaurants
- Ideal First Time Buy Or Downsize

Offered in genuine turn-key condition, this stylish apartment is ideally suited to first time buyers, downsizers, or buy-to-let investors seeking a well maintained and ready-to-move-into home within a prime commuter-friendly location. The property benefits from two excellent double bedrooms, a bright dual aspect lounge, allocated off road parking, partially triple glazed windows, and modern smart electric radiator heating, all within walking distance of local shopping facilities, restaurants, transport links and everyday amenities.



Additional Information

Leasehold 97 Years Remaining

Ground Rent £140.73 (paid April & October)

Service Charge £976.63 (paid April &



Externally, the development enjoys a well maintained communal setting with attractive communal grounds and a communal residents' parking area, where the property benefits from an allocated off road parking space. A communal entrance provides access to the building, while a refitted private front door opens into the apartment's welcoming entrance hallway.

The entrance hall offers an excellent first impression and immediately reflects the standard of presentation found throughout the property. Finished with attractive wood effect LVT flooring, the hallway also benefits from a textured ceiling, smart wall mounted electric radiator, fuse board location, and a useful airing cupboard housing the pressurised hot water cylinder, together with additional storage. Doors lead through to all principal accommodation.

The lounge is a particularly attractive and inviting main reception room, enjoying a triple glazed dual aspect arrangement which allows for excellent natural light throughout the day and creates a bright, airy feel. The room is finished with matching wood effect LVT flooring flowing seamlessly from the hallway, a textured ceiling, smart wall mounted electric radiator, and an ornamental fireplace surround with electric fire, providing an attractive focal point and a cosy feel to the room.

The kitchen is positioned separately and offers a practical, well arranged layout with a good range of work surface space and fitted storage. There are units and drawers to the base level with matching eye level units, an integrated electric hob with oven beneath, sink unit, space for a fridge/freezer, and space and plumbing for a washing machine. Additional features include a rear aspect double glazed window, textured ceiling and laminate flooring, creating a bright and functional kitchen ideal for everyday use.

Bedroom one is a generously proportioned double room, attractively presented and benefitting from a rear aspect triple glazed window, matching wood effect LVT flooring, textured ceiling, smart wall mounted electric radiator, and a particularly useful built-in double wardrobe with mirror fronted sliding doors, offering excellent storage while enhancing the sense of space.

Bedroom two is another double bedroom and offers excellent versatility, making it ideal as a guest room, home office, nursery or additional bedroom. This room also features a front aspect double glazed window, textured ceiling, smart wall mounted electric radiator and matching wood effect LVT flooring.

The bathroom is fitted in a modern and practical style, comprising an enclosed bath with mixer shower and fitted screen above, wash hand basin, low level WC, heated towel rail, part tiled surrounds, laminate flooring, textured ceiling, and an obscure double glazed rear aspect window.

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric

Heating: Smart Electric Radiator Heating

Council Tax Band: C, Eastleigh Borough Council

Location - Bampton Court enjoys an exceptionally convenient position along Hursley Road in Chandler's Ford, directly adjacent to Chandler's Ford railway station, making it an excellent choice for commuters and those seeking easy day-to-day accessibility. The property is within comfortable walking distance of local shopping facilities, cafes, restaurants and bus routes, while the wider amenities of Chandler's Ford, Eastleigh and Southampton are all easily reached. The location also offers excellent road connectivity with convenient access to the M3, M27 and major commuter



TOTAL APPROX FLOOR AREA - 55sq m. / 592 sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

