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Charlotte Court Merdon Avenue, Chandler's Ford, SO53 1TZ £125,000

This purpose built apartment, located on Merdon Avenue, is specifically designed for individuals aged 55 and over, offering a comfortable and secure living environment. The flat features a well proportioned reception room, perfect for relaxation or entertaining guests. The double bedroom provides a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors. One of the standout features of this property is its prime location. It is ideally situated for easy access to the centre of Chandler's Ford, where you will find a variety of shops, cafes, and amenities. Additionally, excellent bus routes are nearby, making it simple to travel to Winchester, Southampton, Eastleigh and surrounding areas or visit friends and family. The property benefits from no forward chain. Residents can also enjoy the communal grounds, which provide a lovely outdoor space to unwind, as well as communal parking for added convenience. This flat presents an excellent opportunity for those seeking a low maintenance lifestyle in a vibrant community. Whether you are looking to downsize or simply wish to enjoy the benefits of a well located home, this property is well worth considering.

ACCOMMODATION

Communal Entrance Hall:
Accessed by a security entry system, lift and stairs to all floors.

Reception Hall:
Storage cupboards, airing cupboard.

Sitting Room:
19'3" into the bay x 10'5" (5.86m into bay x 3.18m) Bay window.

Kitchen:
10'5" x 6'9" (3.18m x 2.06m) Range of units, electric double oven, electric hob with extractor hood over, space and plumbing for washing machine, integrated fridge.

Bedroom:
13'5" x 8'9" (4.10m x 2.66m)

Shower room:
Suite comprising shower cubicle, wash basin, WC.

OUTSIDE
Charlotte Court enjoys pleasant communal gardens as well as off street parking.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
999 years from 1 November 1985. (959 years remaining)

Maintenance Charge:
£1560 per annum

Ground Rent:
Included in service charge

Approximate Age:
1984

Approximate Area:
477 sq ft / 44.3 sq m

Sellers Position:
No forward chain

Heating:
Electric

Windows:
Wooden double glazing

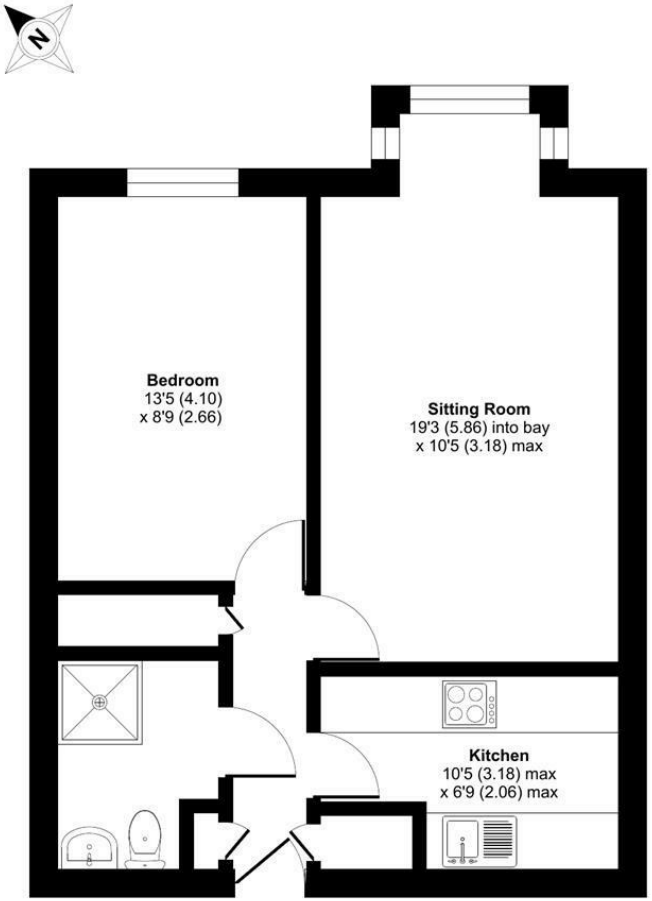
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band B

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.

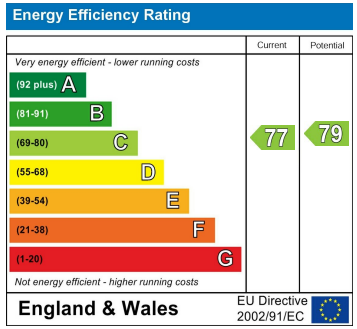
Ground Floor = 477 sq ft / 44.3 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1478560



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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.