



**Rowe
& Co.**

3 Bampton Court Hursley Road, Chandler's Ford
Hampshire

£185,000

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3 Bampton Court Hursley Road

Chandler's Ford, Hampshire

This spacious two-bedroom first floor apartment is conveniently situated in the centre of Chandler's Ford and within walking distance to the railway station, shopping facilities and bus services. Accommodation comprises an entrance hall, two double bedrooms, large lounge / dining room, modern kitchen and family bathroom. Outside benefits allocated parking.

LOCATION

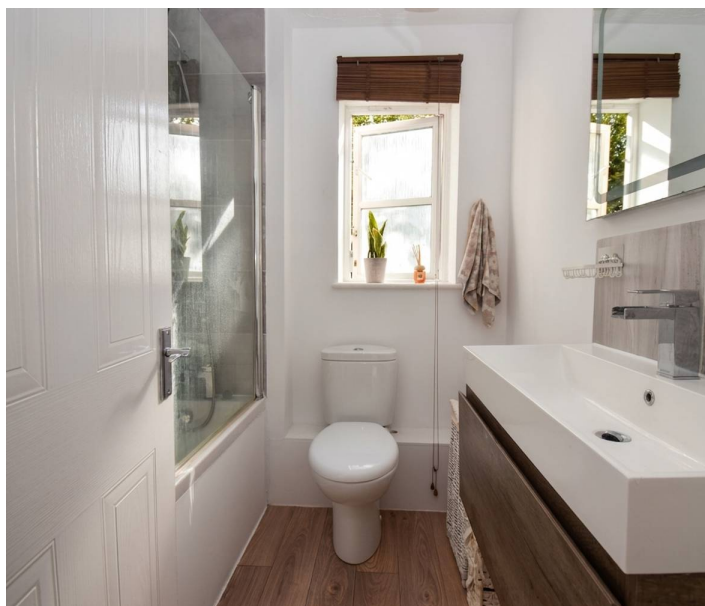
Chandler's Ford is a popular location with a variety of shops, restaurants, and traditional pubs. There are outstanding local primary schools and the ever-sought-after Toynbee Secondary, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and to Southampton, both cities extensive range of facilities. The M3 and M27 are nearby, and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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INSIDE

You enter the property into a spacious entrance hall that is laid to carpet with a storage cupboard and doors leading to all rooms. A door to one side leads into the lounge / dining room which has dual aspect windows to the front and side with plenty of space for free standing furniture. There are two well proportioned double bedrooms which are serviced by a modern family bathroom fitted with a panel enclosed bath with shower over, wash hand basin and W/C. The modern kitchen has a window to the rear aspect and is laid to oak effect flooring. The kitchen itself is fitted with a range of wall and base level units with cupboards and drawers under. There is a fitted oven with hob and extractor over with space for a washing machine and fridge freezer.

OUTSIDE / LEASE

The property benefits allocated off road parking with communal bin stores.

Lease – 96 Years Remaining.

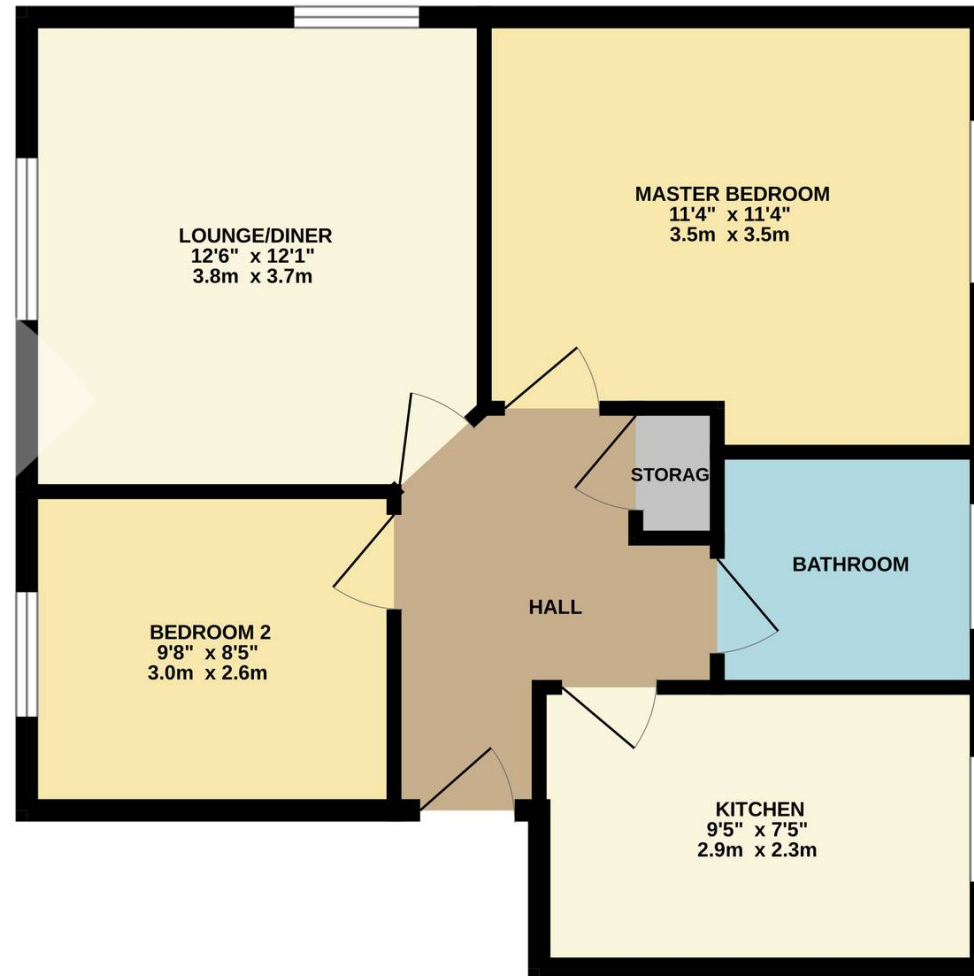
Ground Rent – £165 per 6 months.

Service Charge – £1,952 PA.

- Modern First Floor Apartment
- Allocated Parking
- Two Double Bedrooms
- Central Location
- No Forward Chain



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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