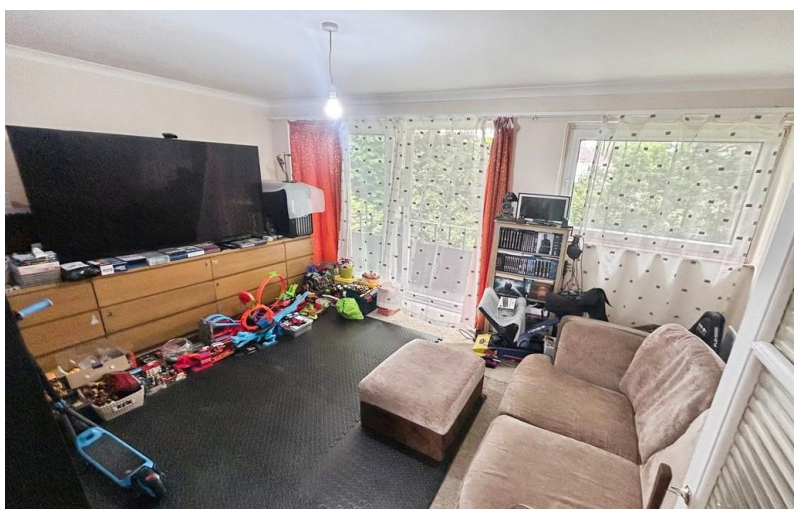


FOR SALE



Oakwood Close, Chandlers Ford

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £210,000


MARTIN&CO



**Oakwood Close, Chandlers
Ford**
2 Bedrooms, 1 Bathroom
Asking Price Of £210,000

- • Sought-after Chandlers Ford location
- • Separate naturally lit kitchen
- • Two good-sized double bedrooms
- • Bright lounge with garden views
- • with Balcony



The property features a well-proportioned reception room with large windows and patio door leading to the balcony offering a pleasant garden view, creating a bright and comfortable living space. The separate kitchen benefits from natural light, providing a practical area for everyday cooking and dining. Both bedrooms are doubles, offering flexible accommodation for sharers, a couple, or a small family. The property also benefits from an EPC rating of C and is in Council Tax Band B.

Externally, the flat includes parking and a single garage, which is a notable advantage in this location.

The area is well served by local amenities, including shops, cafés and services in ****Eastleigh/Winchester town centre****, with further facilities available at nearby retail parks. There are nearby schools catering for different age groups, making the setting suitable for those needing access to education.

For outdoor leisure, residents can enjoy nearby parks and established walking routes, including green spaces around ****Chandlers Ford**** and ****Itchen Valley Country Park****, offering opportunities for walking and recreation.

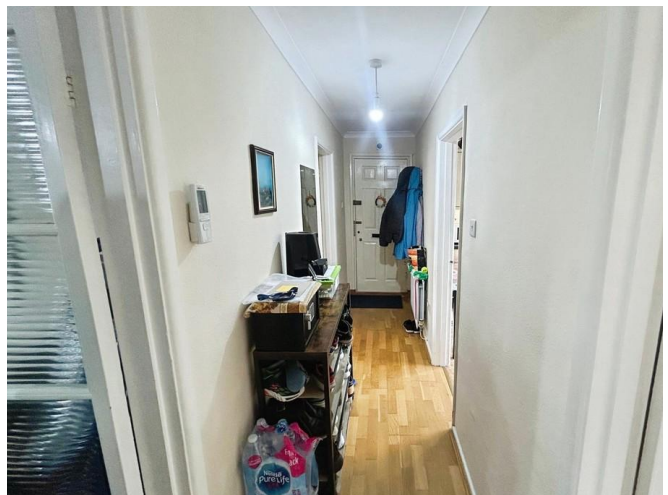
Public transport links are convenient: ****Chandlers Ford/Eastleigh railway station**** provides regular services to ****Southampton**** (around 10–15 minutes) and ****Winchester**** (around 10 minutes), as well as connections towards ****London Waterloo**** (from approximately 70–80 minutes). Road links are strong too, with access to the ****M3**** and ****M27****, supporting commuting across Hampshire and beyond.

TENURE Leasehold - years remaining 84

SERVICE CHARGE £1600PA



GROUND RENT £300 PA





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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	
www.EPC4U.COM		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.