



Flat 3, Oaklands House, 237 Hursley Road, Chandler's Ford, SO53 1JP £235,000

Situated on Hursley Road in the popular area of Chandler's Ford, this well-presented, ground floor, two bedroom flat offers comfortable and convenient living. The property features two spacious bedrooms, a modern bathroom and an en suite, providing ample space for a range of buyers. The sitting room is bright and welcoming, with French doors opening onto a private patio area, ideal for outdoor dining or relaxing. The kitchen is well appointed and offers practical space for everyday living. A particular benefit of the property is the allocated parking for two vehicles. The flat also falls within the catchment area for Thornden School and is conveniently located close to woodland walks, including Hocombe Mead, offering excellent opportunities for recreation and enjoying the outdoors. With easy access to the M3 and M27, the property is well placed for commuting to nearby towns and cities. This is an excellent opportunity to purchase a spacious and well-located home in one of Chandler's Ford's most sought after areas.

ACCOMMODATION

Communal Hallway:

Front door to:

Entrance Hall:

Access to each room and built in storage cupboard.

Kitchen:

Range of units comprising integrated electric hob, electric oven, dishwasher, fridge freezer, and space for washing machine.

Sitting Room:

13'9" x 9'6" (4.18m x 2.89m) French doors to patio area.

Bedroom 1:

12'1" x 10'0" (3.69m x 3.05m) Fitted wardrobes.

En-Suite:

Modern suite comprising WC, wash basin and bath with shower over.

Bedroom 2:

8'10" x 7'11" (2.69m x 2.41m) Built in wardrobe.

Shower Room:

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

OUTSIDE

Parking:

Allocated parking bays for two cars, numbered three.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 1 July 1999 (98 years remaining)

Maintenance & Ground Rent Charge:

£226.83 per month

Approximate Age:

Approximate Area:

607 sq ft / 56.3 sq m

Sellers Position:

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

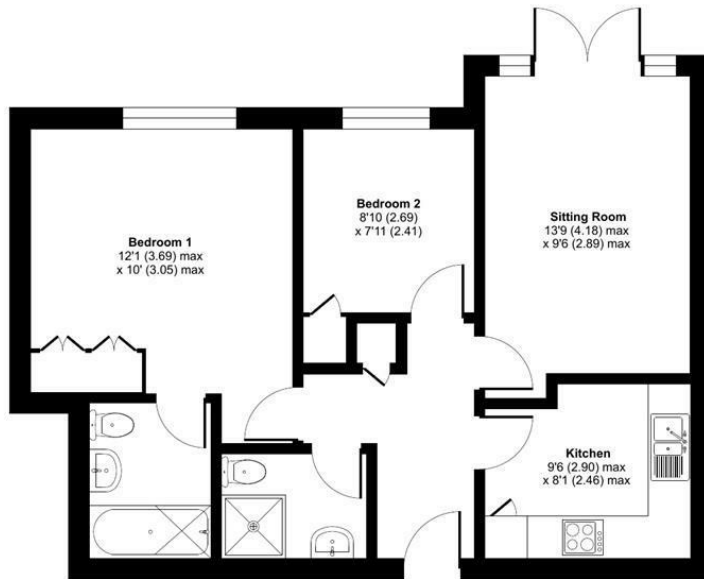
Council Tax:

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 = 607 sq ft / 56.3 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	69	69
(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	

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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.

