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To Let  
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# 52 Charnwood Crescent, Chandler's Ford, SO53 5QL   £1,250 Per Calendar Month

A purpose built 2 bedroom flat situated within the heart of Hiltingbury close to local shops, Hiltingbury recreation ground and Hocombe Mead Nature Reserve. The property has been renovated by the landlord with new fitted kitchen, shower room, carpets and blinds. There are 2 good size bedrooms and parking is generally readily available on the road. Charnwood Crescent sits within catchment for Hiltingbury and Thornden Schools.

## ACCOMMODATION

**Communal Entrance Hall:**  
Stairs to first floor.

**Entrance Hall:**  
Built in storage cupboard.

**Sitting Room:**  
15' x 10'11" (4.57m x 3.33m)

**Kitchen:**  
11'11" x 7'9" (3.63m x 2.36m) Built in electric oven, built in induction hob, fitted extractor hood, wall mounted boiler.

**Bedroom 1:**  
13' x 9'11" (3.96m x 3.02m)

**Bedroom 2:**  
11'11" x 8'2" (3.63m x 2.49m)

**Bathroom:**  
7'7" x 4'10" (2.31m x 1.47m) White suite with chrome fitments, shower in cubicle, wash hand basin, WC.

## OTHER INFORMATION

**Approximate Area:**  
56sqm/601sqft

**Availability:**  
Mid May 2026

**Managment:**  
Tenant find only

**Security Deposit:**  
£1442.00

**Holding Deposit:**  
£288.46

**Furnished/Unfurnished:**  
Unfurnished

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Hiltingbury Infant/Junior School

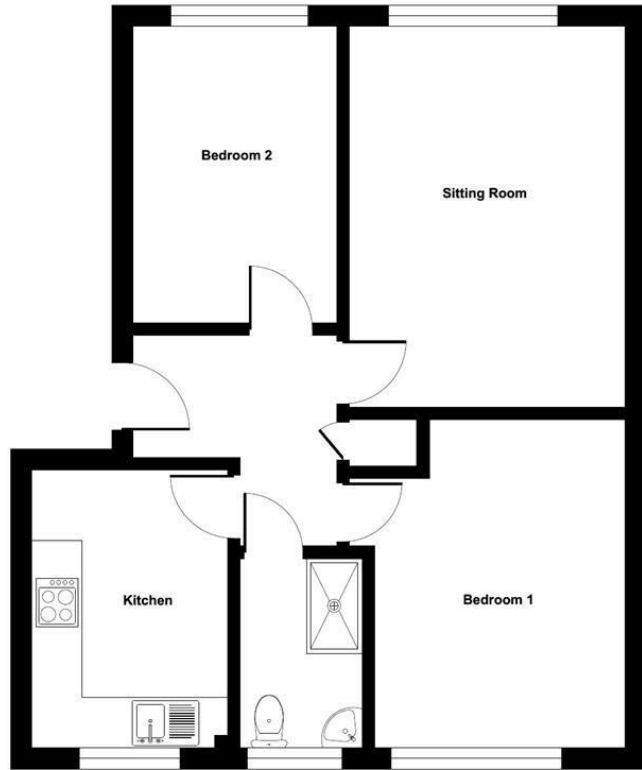
**Secondary School:**  
Thornden Secondary School

**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Council Tax:**  
Band B



First Floor = 601 sq ft / 56 sq m  
For identification only - Not to scale



FIRST FLOOR



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 75      | 75                      |
| (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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