



sparks ellison

Flat 4, 3 Brownhill Road, Chandler's Ford, SO53 2EB

£1,100 Per Month

A modern apartment situated in the middle of Chandler's Ford Town Centre which benefits from a host of amenities that include, coffee shops, public houses, restaurants and a Waitrose supermarket along with open spaces. Commuter links are great for easy access to Eastleigh, Southampton and Winchester, along with the M3 and M27 motorways, by car whilst the Number 1 bus route provides a link between Southampton and Winchester. Mainline railway stations and an international airport are close at hand.

The flat itself offers well proportioned accommodation including a well equipped kitchen/living room and contemporary bathroom. The flat also benefits from an allocated parking space.

ACCOMMODATION

Entrance Hallway:

Kitchen / Sitting Room:

22'1" x 9'11" (6.72m x 3.02m) A bright, open-plan living space featuring a contemporary fitted kitchen with a range of units, integrated appliances including an oven, hob with extractor, microwave and fridge/freezer, together with space for both dining and seating areas and patio doors with access to roof garden.

Bedroom 1:

16'3" x 8'1" (4.95m x 2.46m) Fitted wardrobe.

Storage Room:

9'11" x 9'10" (3.03m x 2.99m)

Bathroom:

Beautifully finished with a contemporary white suite comprising a bath with rainfall shower over, vanity wash hand basin and concealed cistern WC, enhanced by stylish marble-effect tiling.

OUTSIDE

Parking:

1 allocated parking space.

OTHER INFORMATION

Approximate Age:

2026

Approximate Area:

608 sq ft / 56.5 sq m

Availability:

Immediatly

Management:

Tenant Find

Furnished/Unfurnished:

Unfurnished

Security Deposit:

£1269

Holding Deposit:

£253

Heating:

Electric

Windows:

UPVC double glazing

Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

Secondary School:

Thornden School

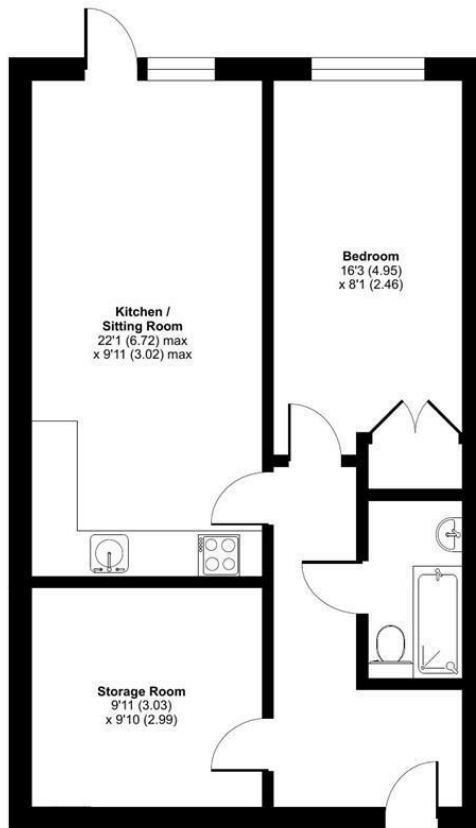
Council Tax:

Council Tax band not yet assessed/allocated by the Valuation Office Agency. Prospective tenants should be aware that Council Tax will be payable once a band has been determined.

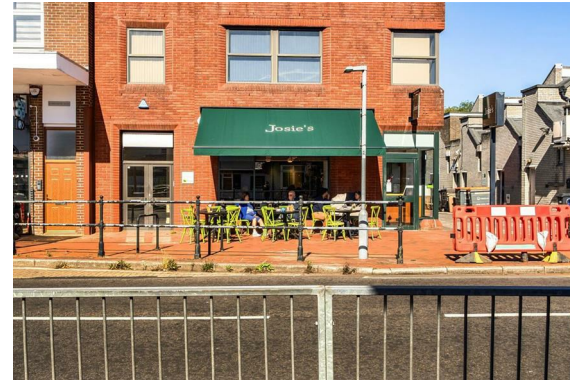
Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 608 sq ft / 56.5 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		
(55-68) D	58	58
(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.



