



sparks ellison

58 Surrey Court, Kent Road, Chandler's Ford, SO53 3LS

£170,000

Located on Kent Road, Chandler's Ford, this fabulous top floor retirement apartment offers a delightful living experience tailored for those seeking comfort and community. With two well-proportioned bedrooms and a spacious reception room, this flat is designed to provide a serene and inviting atmosphere. The property boasts a modern bathroom and has been recently enhanced with new carpets and having been decorated ensuring a fresh and appealing environment. One of the standout features of this apartment is the lovely balcony, which offers south-facing views, perfect for enjoying the sunshine and the surrounding scenery. Residents of this retirement community benefit from a wealth of facilities designed to enrich their lifestyle. These include a welcoming restaurant, a hairdressers for convenience, and communal lounges where one can socialise and partake in various activities. There is also a communal laundry room with washing machine and dryers. The beautifully maintained residents' gardens provide a tranquil space for relaxation and leisure. Conveniently located near local shops, this property ensures that daily necessities are just a short stroll away. Additionally, the flat comes with the advantage of no forward chain, making the purchasing process straightforward and hassle-free. Ample parking is available for both residents and visitors, adding to the overall convenience of this delightful home. This retirement apartment is not just a place to live; it is a community where one can thrive and enjoy a fulfilling lifestyle. If you are looking for a comfortable and well-equipped home in a friendly environment, this property is certainly worth considering. This is a shared ownership property with Vivid Homes. 75% vendor/25% Vivid Homes.

ACCOMMODATION

Reception Hall:
Two Storage cupboards.

Sitting /Dining Room:
21'4" max x 10'4"min (6.51m x 3.15m) Picture window and door to balcony with South facing views.

Balcony:
8'7" x 4'4" (2.62m x 1.33m)

Kitchen:
11' x 6'10" (3.35m x 2.09m) Range of units, electric oven, electric hob with extractor hood over, space and plumbing for further appliances.

Bedroom 1:
14'7"max x 10'6"max (4.45m x 3.20m) Built in wardrobe.

Bedroom 2:
12'2"max x 7'1"max (3.71m x 2.15m)

Wet Room:
Jack and Jill arrangement with bedroom 1 and reception hall. Open shower area, wash basin, WC, tiled walls.

OUTSIDE
Surrey Court enjoys pleasant residents gardens and plenty of parking for residents and visitors.

Amenities:
Surrey Court enjoys a host of amenities to include residents lounges, restaurant, hairdressers, lift to all floors and security entry system.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
125 years from 2015

Maintenance Charge:
Approximately £335 per month combined with rent.

Approximate Age:
2015

Approximate Area:
68.4sqm/737sqft

Sellers Position:
No forward chain

Heating:
Electric heating

Windows:
UPVC double glazed windows

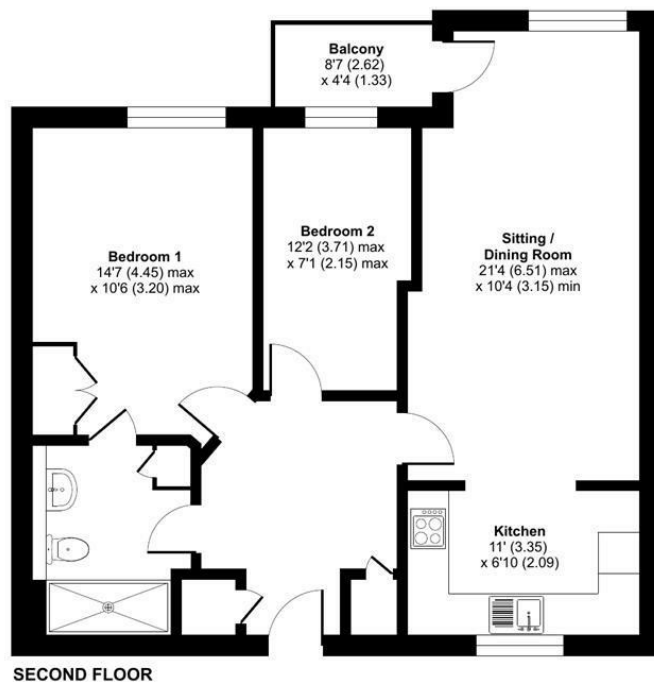
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band B

Shared Ownership:
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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.

Second Floor = 737 sq ft / 68.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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.



