



sparks ellison

19 Oakhill Close, Chandler's Ford, SO53 2PY

£170,000

A charming top floor flat located in the desirable Oakhill Close benefitting from allocated parking.

As you enter the flat, you will find a well proportioned sitting room that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is spacious and thoughtfully designed, ensuring a peaceful retreat at the end of the day. The modern kitchen is equipped with contemporary fittings, making meal preparation a delight, while the bathroom features stylish fixtures that enhance the overall appeal of the home. Situated close to the heart of Chandler's Ford, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and transport links, ensuring that everything you need is just a short stroll away. This flat is not only a comfortable living space but also a fantastic opportunity to embrace the vibrant community of Chandler's Ford. With its modern features and prime location, this property will appeal to a range of buyers.

ACCOMMODATION

Communal Entrance Hall:

With stairs to all floors.

Second Floor:

Entrance Hall:

Storage cupboard.

Kitchen:

Wickes fitted kitchen comprising built in electric oven, built in induction hob, built in fridge/freezer, space for washing machine, electric under floor heating.

Sitting Room:

Bedroom:

Fitted double wardrobe.

Bathroom:

White suite with P shaped bath with rainfall shower over and glazed screen, wash hand basin with cupboard under, wc,, electric underfloor heating.

OTHER INFORMATION

Tenure:

Leasehold

Length Of Lease:

124 years remaining

Ground Rent:

£66 per annum / £33 paid in June and December

Maintenance Charge:

£1320 per annum / £330 every quarter

Approximate Age:

1980

Approximate Area:

505sqft/47sqm

Heating:

Combination of electric and underfloor

Windows:

UPVC triple glazing other than the bathroom window which is double glazed

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

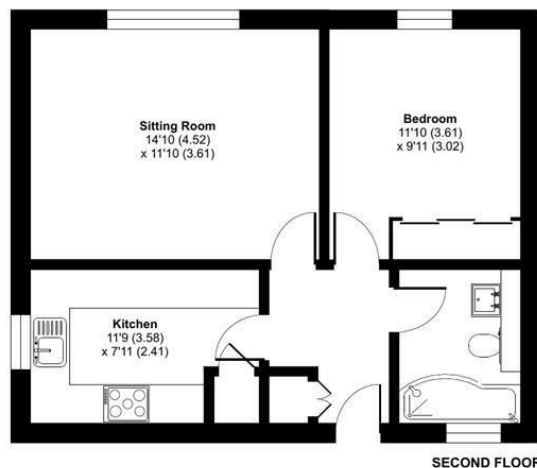
Band A

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 £20 + vat per person for these checks.



Ground Floor = 505 sq ft / 47 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
(55-68) D	56	
(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.



