



sparks ellison



# 12 Southdale Court Sutherlands Way, Chandler's Ford, SO53 2QA

£200,000

Positioned within a stone's throw to a long list of local amenities including shops, eateries, a pub and Chandler's Ford train station, this spacious two bedroom ground floor flat offers a perfect blend of comfortable living and location convenience. Internally the property benefits from a large sitting/dining room, modern kitchen, bathroom and two good sized bedrooms each with built in wardrobes. Externally the property enjoys lovely communal grounds, an allocated parking space as well as multiple visitor parking for guests.

## ACCOMMODATION

### Entrance Hall:

### Sitting/Dining Room:

16'5" x 13' (5.00m x 3.96m) Airing cupboard and access through to kitchen.

### Kitchen:

7'8" x 7'7" (2.34m x 2.31m) Modern kitchen with a range of units, integrated electric hob and oven with extractor over head, integrated fridge, pantry and space for washing machine.

### Bedroom 1:

10'4" x 9'8" (3.15m x 2.95m) Built in wardrobe.

### Bedroom 2:

9' x 6'5" (2.74m x 1.96m) Built in wardrobe.

### Bathroom:

Bath with shower over head, wash basin, WC, cupboard.

### Outside:

Communal grounds, allocated parking space & visitor parking.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

999 years from September 2020

### Maintenance Charge:

£1000 per annum

### Approximate Age:

1980

### Approximate Area:

53sqm/570sqft

### Sellers Position:

No forward chain

### Heating:

Electric

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

### Secondary School:

Toynbee Secondary School

### Council Tax:

Band B

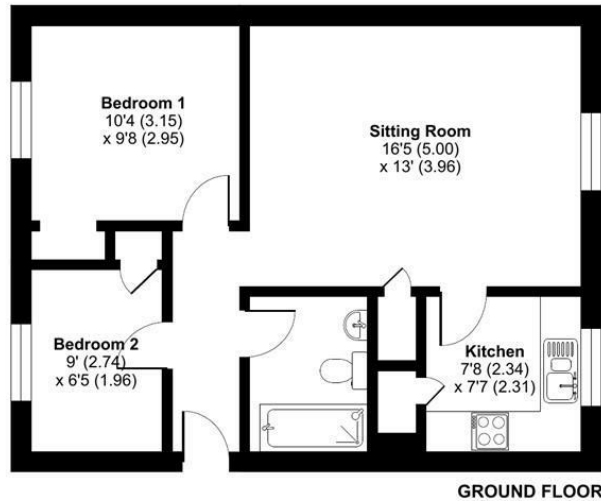
### Local Council:

Eastleigh Borough Council - 02380 688000

### 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 = 570 sq ft / 53 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.





