



sparks ellison



# 14 Oakleigh Place, Chandlers Ford, SO53 2GF

**£174,950**

A super top floor apartment set within a prestigious development located within walking distance of the centre of Chandlers Ford and benefiting from well proportioned rooms, under ground secure parking area and lock up storage area. The development sits within communal grounds with well presented communal areas, security intercom and lift to all floors.

## ACCOMMODATION

### Communal Entrance Hall:

Stairs and lift to all floors.

### Entrance Hall:

Built in cupboard.

### Sitting Room/Kitchen:

22'8" x 13'9" (6.91 x 4.19)

Built in oven, built in four ring gas hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, space for table and chairs, space for sofas, boiler in cupboard.

### Bedroom:

18'10" max x 13'5" max (5.74 max x 4.09 max)

Built in double wardrobe.

### Shower Room:

6'8" x 5'5" (2.03 x 1.65)

White suite with chrome fittings comprising open ended shower cubicle, wash hand basin, w.c., tiled floor.

## OUTSIDE

Oakleigh Place sits within communal grounds and the flats also benefit from a lock up storage area.

### Parking:

There is an allocated under ground parking space with security entrance.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term Of Lease:

125 years from 2012

### Ground Rent:

£250 per year

### Maintenance Charge:

£1,500.00 per year

### Approximate Age:

2012

### Approximate Area:

50.4sqm/543sqft

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Infant/Junior School:

Chandlers Ford Infant/Merdon Junior School

### Secondary School:

Toynbee Secondary School

### Council Tax:

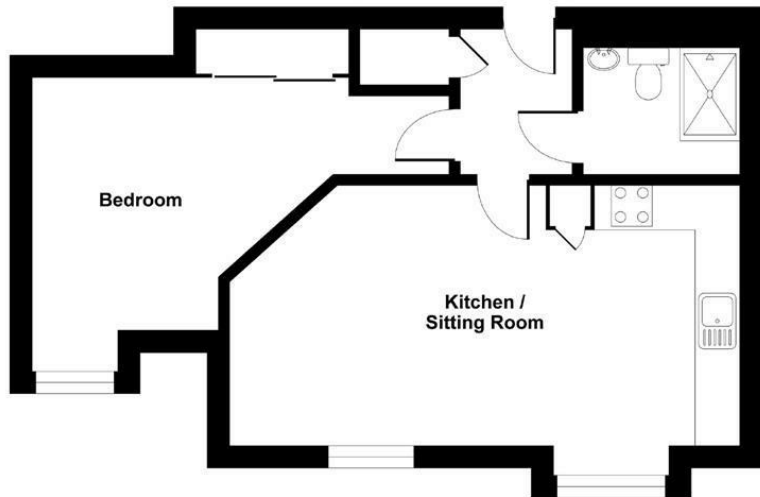
Band B - £1,350.87 20/21

### Local Council:

Eastleigh Borough Council - 02380 688000



Approximate Area = 543 sq ft / 50.4 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>	79	79
(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	

Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021.  
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