



sparks ellison

Flat 3 Ashdown House, Chandler's Ford, SO53 5EJ

£215,000

Nestled in the sought-after area of Hiltingbury Road, this charming two-bedroom ground floor apartment boasts two well-proportioned bedrooms, bathroom and en-suite making it an ideal choice for first time buyers, couples and small families. One of the standout features of this apartment is the direct access to the communal garden, providing a lovely outdoor space for socialising. Situated in a popular location, this property is just a stone's throw away from local shops and schooling. With its desirable location and appealing features, with the added benefit of the property being no forward chain.

ACCOMMODATION

Hallway:
9'11" (3.02m) Cupboard housing water cylinder, further storage cupboard.

Sitting Room:
13'6" x 10'10" (4.11m x 3.30m) Door to communal garden.

Kitchen:
10'9" x 6'2" (3.28m x 1.88m) Built in eclectic oven and hob with extractor hood over, built in dishwasher and fridge freezer, washing machine.

Bedroom 1:
13'6" x 9'5" (4.11m x 2.87m)

En-suite:
6'1" x 6'1" (1.85m x 1.85m) Suite comprising shower cubicle, wash hand basin, w.c, towel heater, wall mounted downflow fan heater.

Bedroom 2:
9' x 12' (2.74m x 3.66m)

Bathroom:
6'7" x 6'1" (2.01m x 1.85m) Suite comprising bath, wash hand basin, w.c, towel heater, wall mounted downflow fan heater.

OUTSIDE

Communal Garden:

Parking:
One allocated parking space and six visitor parking spaces.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
155 years from 2004

Maintenance Charge:
£1,770 per year

Ground Rent:
£240 per year due July 2025

Approximate Age:
2004

Approximate Area:
58.4sqm/629sqft

Sellers Position:
No forward chain

Heating:
Electric

Windows:
UPVC double glazed windows

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

Ground Floor = 629 sq ft / 58.4 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	79	81
(69-80) C		
(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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