



sparks ellison

# 9 Brooklyn Court, Otterbourne, SO21 2FB

**£1,350 Per Calendar Month**

A stunning two-bedroom first floor apartment forming part of this prestigious development set within the heart of the village of Otterbourne. This extremely convenient location features a local shop within walking distance together with bus stops running services to Southampton, Winchester and the centre of Chandlers Ford. The property itself offers spacious well proportioned rooms including a 22'6" x 11'3" sitting room and 18'6" x 11'2" master bedroom with en-suite shower room. Situated at the rear of the development, the apartment affords views over the attractive communal gardens with a stream running through it and to the front is an allocated parking space and visitor spaces. In addition, there is the use of a garden store and bike shed. The development itself is accessed via electric double gates and the apartment via a video entry system with a lift to all floors.

## ACCOMMODATION

### Ground Floor

#### Communal Entrance Hall:

Accessed via video entry system with lift to all floors.

#### Hallway:

Storage cupboard and airing cupboard.

#### Living Room:

22'6" x 11'3" (6.86 x 3.43)

Feature bay window with views over the gardens.

#### Kitchen:

10'9" x 6'7" (3.28 x 2.01)

Range of modern wood effect wall and base units with black worktops, stainless steel electric oven and gas hob with extractor hood over, integrated fridge freezer, dishwasher and washing machine, cupboard housing boiler, tiled floor.

#### Bedroom 1:

18'6" x 11'2" (5.64 x 3.40)

Feature bay window with views over the gardens.

#### En-Suite Shower Room:

7'2" x 6'6" (2.18 x 1.98)

White suite with chrome fittings comprising shower cubicle with glazed screen, wash basin, WC, and tiled floor.

#### Bedroom 2:

11'8" x 9'7" (3.56 x 2.92)

#### Bathroom:

7'2" x 6'6" (2.18 x 1.98)

White suite with chrome fittings comprising bath, wash basin, WC, and tiled floor.

## OUTSIDE

The development sits within attractive communal gardens with trees, mature shrubs and a stream.

### Parking:

One allocated parking space and visitor spaces.

## OTHER INFORMATION

### Approximate Age:

2005

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Otterbourne Church Of England Primary School

### Secondary School:

Thornden Secondary School

### Local Council:

Winchester City Council 01962 840222

### Council Tax:

Band D

### Managment:

Managed by the Landlord

### Availability:

Immediately

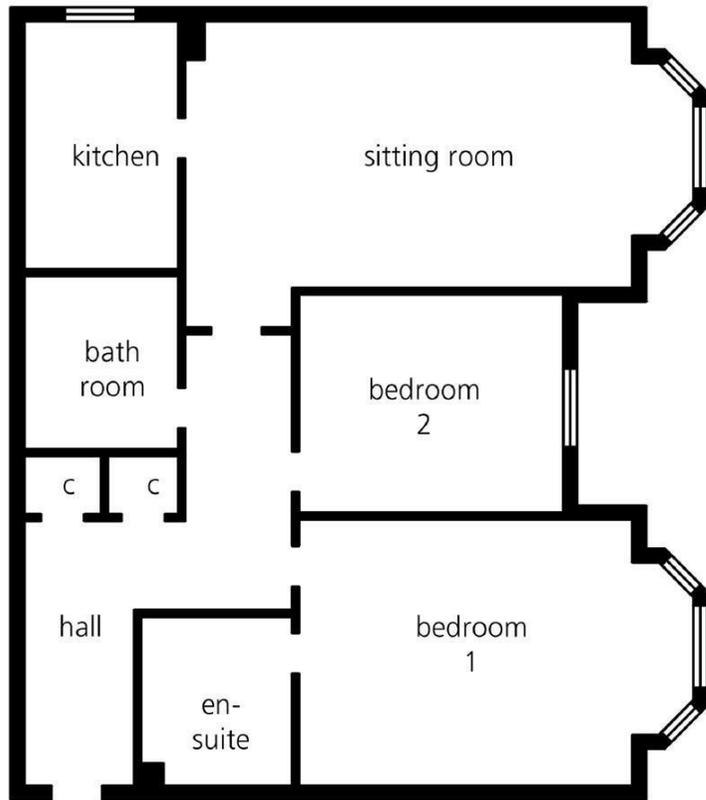
### Deposit:

Holding Deposit: £311.53

Security Deposit: £1557.00

### Furnished/Unfurnished:

Unfurnished



illustrative purposes only



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>	76	78
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.

