



sparks ellison

5 Ampfield Court Baddesley Road, Chandler's Ford, SO53 5EP

£240,000

Nestled on Baddesley Road in the sought after area of Chandler's Ford, this well presented ground floor apartment offers an excellent combination of space, comfort and convenience. Built in 2005, the property extends to approximately 743 sq ft and is ideally suited to first time buyers, downsizers and investors alike. The welcoming hallway provides access to all principal rooms within the property. The spacious sitting and dining room offers an ideal space for both relaxing and entertaining, while the fitted kitchen and breakfast room is well arranged with ample storage and worktop space. There are two well proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room, alongside a separate family bathroom. Externally, the property benefits from an allocated parking space as well as three visitor parking bays for guests. The location is particularly appealing, situated within the highly regarded Thornden & Hiltingbury School catchment area and offering easy access to local amenities. Woodland walks can be found nearby, while Tesco on Ashdown Road provides convenient everyday shopping.

ACCOMMODATION

Communal Entrance Hall:
Access by security entry system.

Entrance Hall:
Built in storage cupboard and access to each room.

Sitting/Dining Room:
16'5" x 9'11" (5.01m x 3.03m) French doors onto small patio and parking.

Kitchen:
13'3" x 9'10" (4.03m x 2.99m) Integrated electric oven with plate/food warmer, electric hob with extractor over, fridge and freezer.

Bedroom 1:
18'4" x 9'8" (5.59m x 2.95m) Built in wardrobes.

En-Suite:
Suite comprising WC, wash basin and large shower cubicle with glass screen.

Bedroom 2:
13'1" x 9'9" (4.00m x 2.97m) Built in wardrobe.

Bathroom:
Suite comprising bath, WC and wash basin.

OUTSIDE
Communal bike shed and communal gardens.

Parking:
Allocated parking space, numbered five, and three visitor parking bays.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
999 years from 1 January 2005 (978 years remaining)

Maintenance Charge:
£1857.25 per annum. Reserve Fund Contribution: £469.38

Ground Rent:
£200 per annum (£50 every quarter)

Approximate Age:
2005

Approximate Area:
731 sq ft / 67.9 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School:

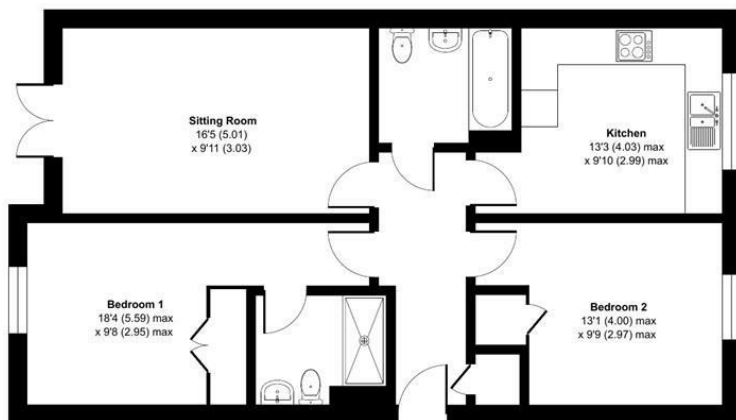
Local Council:
Test Valley Borough Council 01264 368000

Council Tax:
Band C

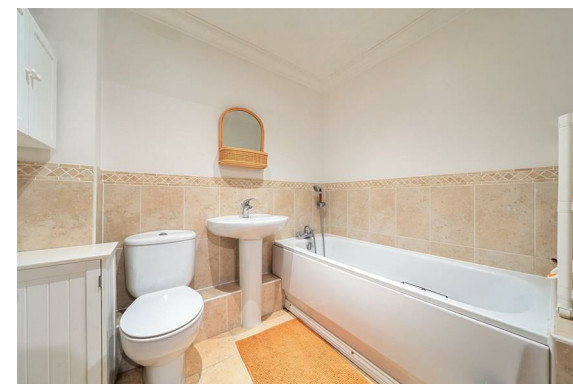
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 731 sq ft / 67.9 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		
(69-80) C	80	80
(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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Sales: t: 02380 255333 e: property@sparksellison.co.uk

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.



