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26 Simpkins Court, Chandler's Ford, SO53 1AL £229,950

A modern purpose built first floor apartment situated in a convenient position and benefiting from two good size bedrooms, the master benefiting from an en-suite shower room, along with a kitchen/breakfast room, sitting/dining room with balcony and a bathroom. Externally the property sits within communal grounds and benefits from an allocated parking space. Simpkins Court sits within catchment for Thornden School and is offered for sale with no forward chain.

ACCOMMODATION

Communal Entrance Hall:
Lift and stairs to all floors.

Entrance Hall:
Built in storage cupboard.

Kitchen/Breakfast Room:
12'6" x 7'9" (3.81m x 2.36m) Built-in oven, built-in gas hob, integrated extractor hood, integrated washing machine, space for fridge freezer, space for table and chairs, boiler in cupboard, tiled floor.

Sitting/Dining Room:
15'8" x 11'3" (4.78m x 3.43m) Doors leading to balcony overlooking Pine Road and the communal gardens.

Bedroom 1:
15'7" x 9'7" (4.75m x 2.92m)

En-suite:
Comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:
15'5" x 8'7" (4.70m x 2.62m)

Bathroom:
Comprising bath with shower attachment, wash hand basin, WC, tiled floor.

OUTSIDE
The property sits within communal grounds.

Parking:
Flat 26 benefits from an allocated parking space in the gated car park.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
99 years from 2005

Maintenance Charge:
£180.33 per month

Approximate Age:
2005

Approximate Area:
69.9sqm/753sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Infant/Junior School:
Hiltingbury Infant/Junior School

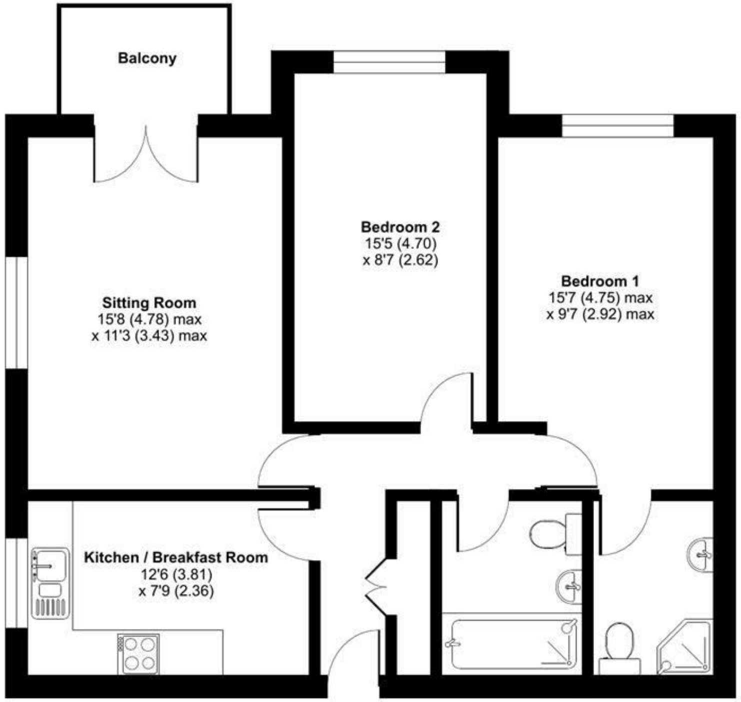
Secondary School:
Thornden Secondary School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

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.

First Floor = 753 sq ft / 69.9 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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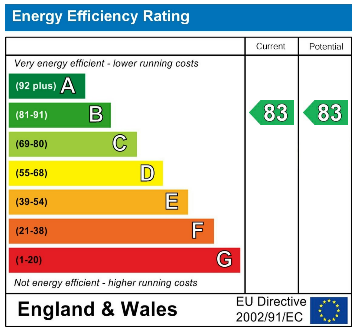

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