



MEAD  
COURT

KEEP  
CLEAR



# 1 Mead Court, Chandler's Ford, SO53 2QE

£170,000

An exceptional 2 bedroom ground floor apartment purpose built for the over 55's providing an extremely convenient central location within walking distance to The Central Precinct, Chandlers Ford railway station and bus services to Southampton and Winchester. Fryern Arcade and Waitrose is also a short distance away together with doctors, dentists and all amenities. The property itself is presented in immaculate fashion throughout providing a modern fitted kitchen and shower room and also benefiting from French doors from the sitting room directly outside to a patio, and UPVC double glazed windows. The property also benefits from communal gardens and parking and is offered for sale with no forward chain.

## ACCOMMODATION

### Communal Entrance Hall:

Accessed via entry system.

### Reception Hall:

Storage cupboard, walk in airing cupboard, electric radiator.

### Sitting/Dining Room:

15'1" x 14'1" (4.60m x 4.29m)

An L shaped room with feature fireplace with inset electric fire, double doors to outside and patio area, electric radiator.

### Kitchen:

9'9" x 5'8" (2.97m x 1.73m)

A re-fitted range of modern shaker style units, electric oven and microwave, electric hob with extractor hood over, space and plumbing for washing machine.

### Bedroom 1:

11'6"x 10'2" (3.51mx 3.10m)

Built in wardrobe.

### Bedroom 2:

11'6" x 7'7" (3.51m x 2.31m)

### Shower Room:

6'11" x 5'5" (2.11m x 1.65m)

Re-fitted modern white suite with chrome fittings comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor.

## OUTSIDE

Mead Court sits within communal grounds, communal parking is available just outside the property.

## OTHER INFORMATION

### Tenure:

Leasehold

### Length Of Lease:

99 years from June 1991

### Maintenance Charge:

£1368 per annum

### Ground Rent:

£80 per annum

### Approximate Age:

1991

### Approximate Area:

### Sellers Position:

No forward chain

### Heating:

2 Electric radiators

### Windows:

UPVC double glazed windows

### Local Council:

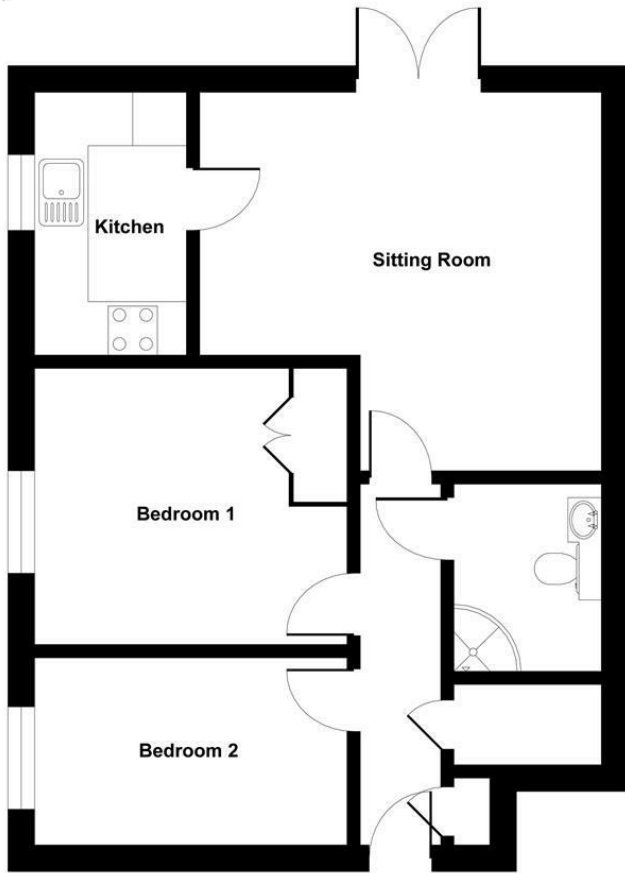
Eastleigh Borough Council 02380 688000

### Council Tax:

Band C - £1616.52 21/22

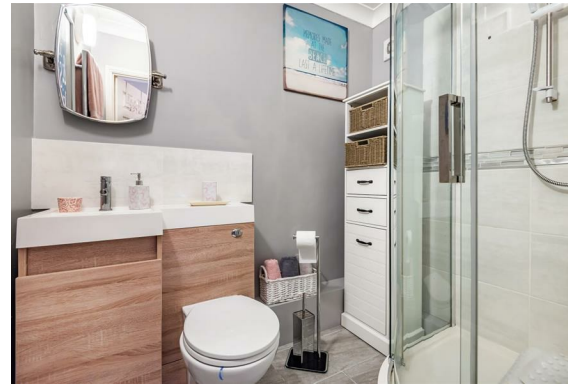


Second Floor = 583 sq ft / 54.2 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Sparks Ellison. REF: 731527



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	76
(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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