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12 Brooklyn Court, Otterbourne, SO21 2FB £169,995

A purpose built first floor apartment in a stunning block, constructed by Messrs Pride Homes in 2005, in the popular village of Otterbourne. The block sits in attractive landscaped communal gardens and the location provides convenient access to both Chandler's Ford and Winchester along with the M3 motorway, mainline railway stations and international airport. A host of benefits include a video security entry system, electronic gates to the development, wiring for satellite television, allocated parking and additional visitors parking. The apartment is offered for sale with no forward chain..

ACCOMMODATION

GROUND FLOOR

Communal Hallway:
Lift and stairs to all floors.

FIRST FLOOR

Private Front Door:
Leading to hallway.

Hallway:
Built in storage cupboard housing boiler.

Sitting Room:
13' x 10' (3.96m x 3.05m)

Kitchen:
9' x 6' (2.74m x 1.83m). Built in electric oven, built in electric hob, integrated extractor hood, space for fridge freezer, space and plumbing for washing machine.

Bedroom:
12'6" x 9' (3.81m x 2.74m).

Bathroom:
6'6" x 6'1" (1.98m x 1.85m). Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Communal Gardens:
The property sits within good sized communal gardens that are a real feature of the property, with a range of plants, bushes and trees along with a waterway and seating.

Parking:
One allocated parking space and a number of additional visitor parking spaces are also available.

OTHER INFORMATION

Approximate Area:
35.9sq m / 386sq ft

Tenure:
Leasehold

Term of Lease:
125 years from 25 March 2004

Maintenance Charge:
£2700 per annum

Ground Rent:
£170 per annum

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Sellers position:
No forward chain

Infant/Junior School:
Otterbourne Church of England Primary School

Secondary School:
Thornden Secondary School / Crestwood Community School

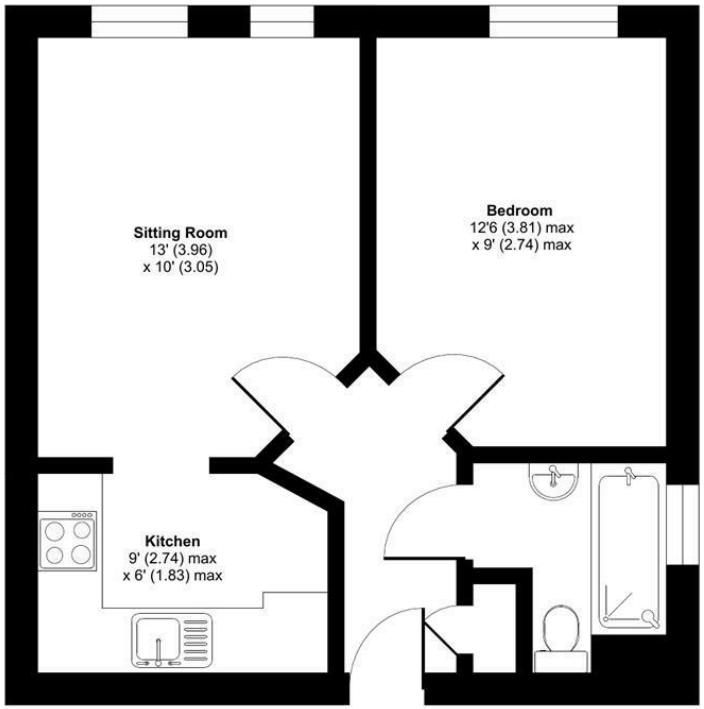
Council Tax:
Band B

Local Authority:
Winchester City Council - 01962 840222

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 = 383 sq ft / 35.5 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 2026. Produced for Sparks Ellison. REF: 1459743

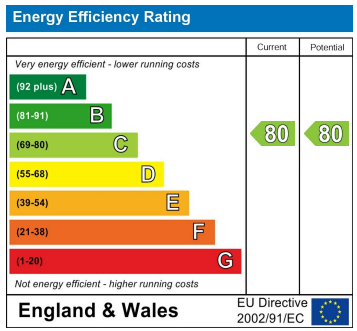












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The Property Ombudsman

NAEA National Association of Estate Agents

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