



sparks ellison



# 101 Hut Farm Place, Chandler's Ford, SO53 3LR

£220,000

Offered with no forward chain this modern purpose built two bedroom second floor apartment with balcony overlooking an open green and benefiting from a westerly aspect. The property benefits from two bedrooms, the master having an en-suite shower room, an open plan sitting room/kitchen and bathroom. The property is presented in good decorative order throughout and benefits from lift facilities and has an allocated parking space.

## ACCOMMODATION

### Communal Entrance Hall:

Stairs and lift to all floors.

### Entrance Lobby:

### Entrance Hall:

Two built in storage cupboards.

### Sitting Room/Kitchen:

18'10" x 10'4" (5.74m x 3.15m) The sitting area benefits from double doors to a balcony overlooking an open green whilst the kitchen area comprises built in electric oven, built in four ring electric hob, fitted extractor hood, integrated fridge freezer, integrated washer/dryer, integrated dishwasher, cupboard housing boiler.

### Bedroom 1:

11'1" max x 9'10" (3.38m max x 3.00m) Built in double wardrobe.

### En-Suite:

6'8" max x 6' (2.03m max x 1.83m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, w.c.

### Bedroom 2:

10'3" x 9'6" (3.12m x 2.90m)

### Bathroom:

6'8" x 6'6" (2.03m x 1.98m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin w.c.

## OUTSIDE

### Parking:

Allocated parking space.

## OTHER INFORMATION

### Tenure:

Leasehold

### Lease Length:

125 years from 2011

### Ground Rent:

£250 per annum

### Maintenance Charge:

£1509 per annum

### Approximate Age:

2011

### Approximate Area:

58sqm/624sqft

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Fryern Infant/Junior School

### Secondary School:

Toynbee Secondary School

### Local Council:

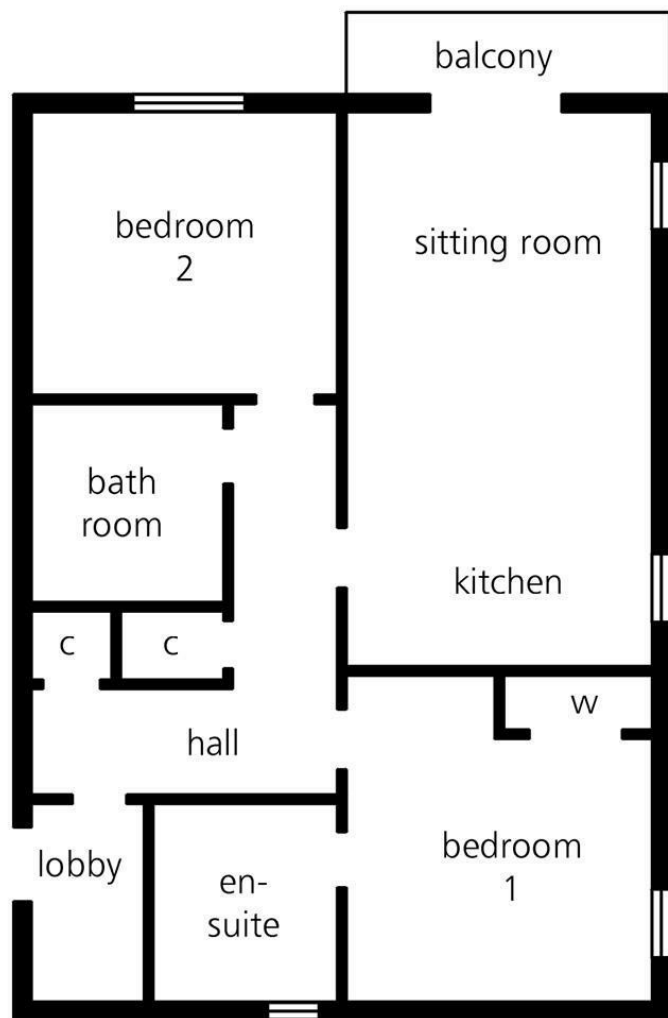
Eastleigh Borough Council - 02380 688000

### Council Tax:

Band B

### 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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |

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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.





