



sparks ellison

12 Brooklyn Court, Otterbourne, SO21 2FB

£950 Per Calendar Month

A purpose built first floor luxury apartment in a stunning block constructed by Messrs Pride Homes in 2005. The block sits in attractive, well manicured and carefully landscaped communal gardens. The location provides convenient access to both Chandlers Ford and Winchester and the motorway network. 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 accommodation would ideally suit a professional or retired person.

ACCOMMODATION

GROUND FLOOR

Private Front Door:

Security Entry phone system.

Communal Hallway:

Lift and stairs to all floors.

FIRST FLOOR

Private Front Door:

Leading to hallway.

Hallway:

Full height storage cupboard.

Sitting Room:

13' x 10' (3.96m x 3.05m)

Kitchen:

9' x 6'1" (2.74m x 1.85m). Fitted with a comprehensive array of fitted units, built in electric fan assisted oven, electric hob and extractor hood over, space, plumbing and provision for automatic washing machine, space for fridge freezer.

Bedroom:

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

Bathroom:

6'6" x 6'1" (1.98m x 1.85m). Fitted with a white suite, panel enclosed bath with shower over, wash hand basin, WC.

OUTSIDE

Communal Gardens:

The property sits within well manicured and extensively landscaped gardens.

Parking:

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

OTHER INFORMATION

Approximate Area:

35.9sqm/386sqft

Management:

Tenant find only

Furnished/Unfurnished:

Unfurnished

Availability:

Immediately

Deposit:

£1148

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Otterbourne Church of England Primary School

Secondary School:

Thornden Secondary School/Crestwood College for Business & Enterprise

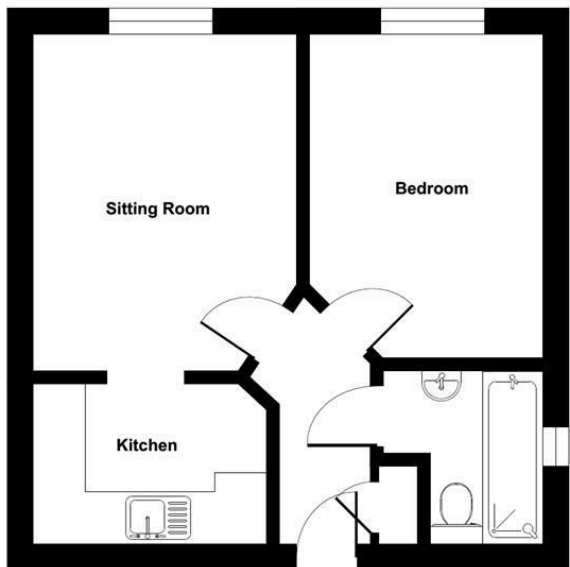
Council Tax:

Band B

Winchester City Council:

01962 840222

Ground Floor = 386 sq ft / 35.9 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sparks Ellison. REF: 1239169

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

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.

