



Winchester Road, Chandlers Ford, SO53 2GN

Jonathan Rees





We are delighted to offer for sale this immaculately presented two bedroom top floor apartment which is set on a small development of just 12 apartments arranged over three floors and served by a lift. The apartment is well positioned amongst mature trees and shrubs with landscaped communal gardens. Allocated parking and visitors parking is set within the grounds. Ashcroft court is conveniently situated close to all local amenities which are walking distance to the centre of Chandler's Ford. Number One bus route which offers direct access to the historic cathedral city of Winchester is outside the block. Chandler's Ford station is a short walk from Ashcroft Court and connects with Southampton. Excellent transport links are also served by car with easy access to either M27 and M3 junctions.

£260,000

Modern Top Floor Apartment  
Two Bedrooms  
Master Bedroom with En-Suite  
Guest Bedroom with Balcony  
Sitting Room with Balcony  
Walking Distance to Chandlers Ford Centre  
Set on Number 1 Bus Route  
Communal Gardens  
Allocated Parking Space  
Lift to All Floors

## ENTRANCE HALL

Built in cupboard and airing cupboard housing hot water tank.

## SITTING ROOM 15' x 12' 5" (4.57m x 3.78m)

Double glazed patio doors to balcony, tilt and turn window to the side and opening onto:

## KITCHEN/BREAKFAST ROOM 15' x 6' 10" (4.57m x 2.08m)

Double glazed window to the side aspect. Modern kitchen comprising; one and half bowl single drainer sink unit. Fully integrated Bosch appliances include washing machine, dishwasher and fridge/freezer. Four burner gas hob with hood over, built in oven, grill and microwave. Range of matching wall and base gloss units with work tops over. Built in cupboard housing gas central heating boiler.

## MASTER BEDROOM 11' 7" x 10' 2" (3.53m x 3.1m)

Double glazed window to the rear aspect. Two double wardrobes. Door to:

## ENSUITE

Modern suite comprising; corner shower cubicle with shower mixer over, vanity unit with wash hand basin with cupboards under and WC with enclosed cistern. Fully tiled floor and walls. Heated towel rail and shaver point.

## BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.59m)

Built in double wardrobe. Double glazed door to balcony.

## BATHROOM

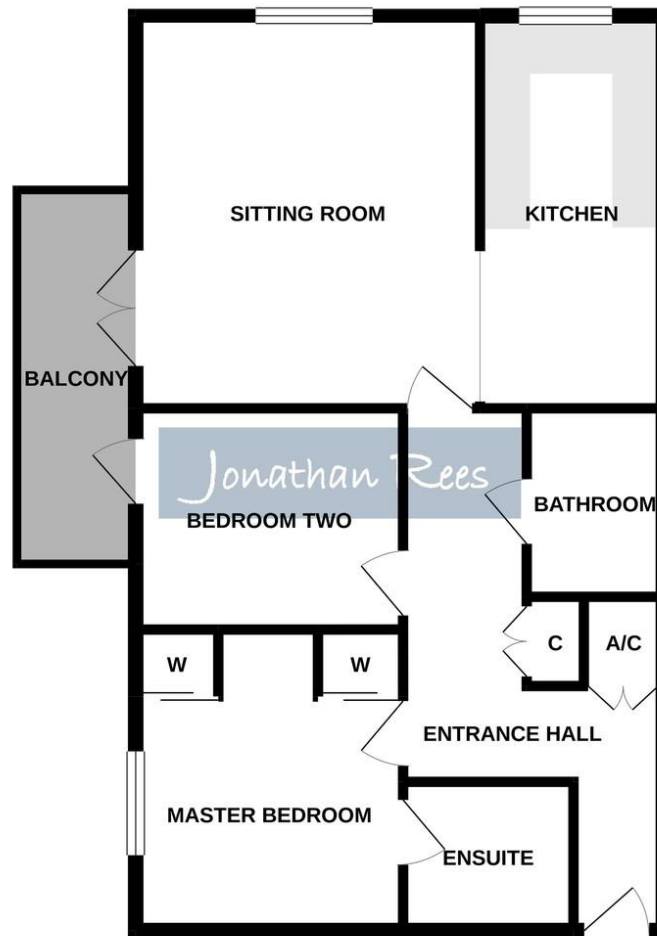
Modern suite comprising; panelled bath with mixer tap and shower head over, vanity unit with wash hand basin with cupboards under and WC with enclosed cistern. Fully tiled floor and walls. Heated towel rail and shaver point.

## OUTSIDE

Communal gardens, allocated parking space and visitors parking as well as communal car wash bay.



SECOND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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## Key Information

### LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council  
Tax Band C

### LEASE INFORMATION

Term Remaining: 110 years  
Service Charge: £2112.84 Per Annum  
Ground Rent: £328.38 Per Annum

### EPC RATING

E/77

