



sparks ellison

# 11 Ampfield Court, Baddesley Road, Chandlers Ford, SO53 5EP

£275,000

A stunning penthouse apartment affording much larger than average room sizes and accommodation with stand out features being a 29'6" living room, separate spacious kitchen, master bedroom with feature part vaulted ceiling and en-suite and two allocated parking spaces. The property also falls with the catchments for Hiltingbury and Thornden Schools.

## ACCOMMODATION

### Ground Floor

Communal Entrance Hall: Accessed via a security entry system, stairs to second floor.

### Second Floor

Entrance Hall: Built in storage cupboard, built in airing cupboard.

Living/Dining Room: 29'6" x 11'5" (8.99m x 3.48m)

Kitchen: 13'9" x 9'1" (4.19m x 2.77m) Comprehensive range of units, Smeg appliances including oven, hob and extractor hood and fridge freezer, built in dishwasher, tiled floor.

Bedroom 1: 12'7" x 11'6" plus door recess (3.84m x 3.51m plus door recess) Feature part vaulted ceiling and triangular shaped window, built in double wardrobe.

En-suite: 6'10" x 6'4" (2.08m x 1.93m) White suite with chrome fittings comprising shower cubicle, wash hand basin, WC, tiled floor.

Bedroom 2: 17'11" x 8'5" (5.46m x 2.57m) Built in double wardrobe.

Bathroom: 6'5" x 6'3" (1.96m x 1.91m) White suite with chrome fittings comprising panel bath with mixer tap and shower attachment, wash hand basin, WC, tiled floor.

## OUTSIDE

Communal Gardens: The property occupies an attractive location with well tended communal gardens to the rear.

Parking: Two allocated parking spaces and further visitor parking spaces.

## OTHER INFORMATION

Tenure: Leasehold

Term of Lease: 125 years from 2005

Ground Rent: £200.00 quarterly

Maintenance: £1,466.44 annually

Approximate Age: 2005

Approximate Area: 93sqm/1001sqft (Details taken from EPC)

Sellers Position: No forward chain

Heating: Gas central heating

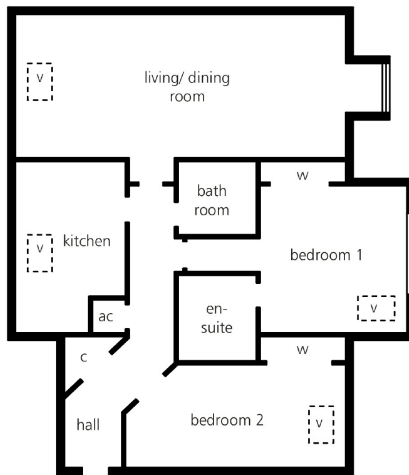
Windows: UPVC double glazing, wooden double glazed velux windows

Infant/Junior School: Hiltingbury Infant School/Hiltingbury Junior School

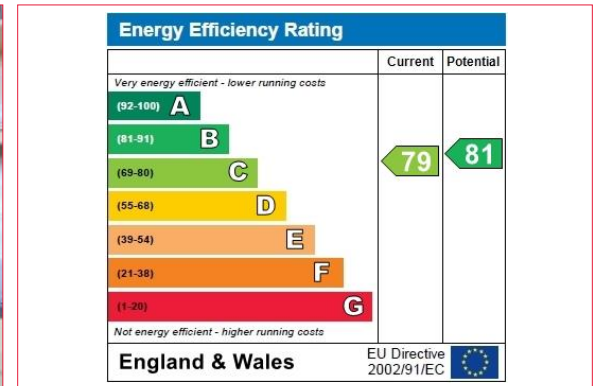
Secondary School: Thornden Secondary School

Council Tax: Band D - £1,769.10 20/21

Local Council: Test Valley Borough Council 01264 368000



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