



14 Oakleigh Place, 55 Winchester Road, Chandlers Ford, SO53 2GF

£179,950

A super top floor apartment set within a prestigious development located within walking distance of the centre of Chandlers Ford and benefiting from well proportioned rooms, under ground secure parking area and lock up storage area. The development sits within communal grounds with well presented communal areas, security intercom and lift to all floors.

ACCOMMODATION

Communal Entrance Hall:	Stairs and lift to all floors.
Entrance Hall:	Built in cupboard.
Sitting Room/Kitchen:	22'8" x 13'9" (6.91m x 4.19m) Built in oven, built in four ring gas hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, space for table and chairs, space for sofas, boiler in cupboard.
Bedroom:	18'10" max x 13'5" max (5.74m max x 4.09m max) Built in double wardrobe.
Shower Room:	6'8" x 5'5" (2.03m x 1.65m) White suite with chrome fittings comprising open ended shower cubicle, wash hand basin, w.c., tiled floor.

OUTSIDE

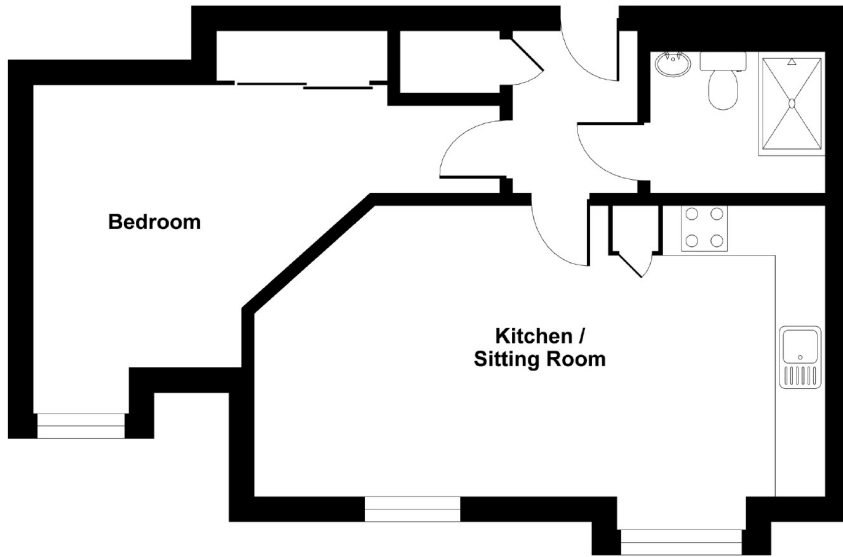
Parking:	There is an allocated under ground parking space with security entrance.
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OTHER INFORMATION

Tenure:	Leasehold
Term Of Lease:	125 years from 2012
Ground Rent:	£250 per year
Maintenance Charge:	£1,500.00 per year
Approximate Age:	2012
Approximate Area:	50.4sqm/543sqft
Sellers Position:	Looking for forward purchase
Heating:	Gas central heating
Windows:	UPVC double glazed windows
Infant/Junior School:	Chandlers Ford Infant/Merdon Junior School
Secondary School:	Toynbee Secondary School
Council Tax:	Band B - £1,350.87 20/21
Local Council:	Eastleigh Borough Council - 02380 688000



Approximate Area = 543 sq ft / 50.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2021. Produced for Sparks Ellison. REF: 707191

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