



se sparks ellison  
For Sale

## 16 Milford Gardens, Chandlers Ford, SO53 2HY

**£210,000**

A spacious two bedroom first floor maisonette which comprises of two double bedrooms, fitted kitchen and bathroom, the property benefits from its own private rear garden and a garage located in a nearby block.

### ACCOMMODATION

#### Ground Floor

Front door leading to stairs to first floor.

#### First Floor

Landing:	Full height storage cupboard.
Sitting Room:	14'2" x 11'9" (4.32m x 3.58m)
Kitchen:	11'2" x 8' narrowing to 5'10" (3.40m x 2.44m x 1.78m) Fitted with an array of base and eye level units and space, plumbing and provision for a variety of kitchen appliances.
Bedroom 1:	14'6" x 9'10" (4.42m x 3.00m) Built in double wardrobe.
Bedroom 2:	11'3" x 9'6" (3.43m x 2.90m) To front of built in cupboard.
Separate WC:	5'11" x 2'7" (1.80m x 0.79m) Low level wc, wash hand basin.
Bathroom:	7'10" x 5' (2.39m x 1.52m) Shower over bath, wash hand basin, full height storage cupboard.

### OUTSIDE

Rear Garden:	The property benefits from a private rear garden with patio enclosed with fencing, flower beds and gated access.
Single Garage:	Located in a nearby block with recently replaced flat roof and internal measurements of 16'3" x 8'2". The garage can be found as the end garage in the block situated immediately behind the garden.

### OTHER INFORMATION

Tenure:	Leasehold
Length Of Lease:	125 years from 2005
Ground Rent:	£100 per annum paid in September
Approximate Age:	1969
Approximate Area:	69.6sqm/749sqft
Sellers Position:	Looking for forward
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft Space:	Partially boarded with ladder and light connected
Infant/Junior School:	Fryern Infant/Junior School
Secondary School:	Toynbee Secondary School
Local Council:	Eastleigh Borough Council 02380 688000
Council Tax:	Band B - £1414.46 21 / 22





Ground Floor = 44 sq ft / 4.1 sq m  
 First Floor = 705 sq ft / 65.5 sq m  
 Total = 749 sq ft / 69.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	<b>76</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	

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2021. Produced for Sparks Ellison. REF: 721608

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