



Surrey Court, Kent Road, Chandler's Ford, SO53 3LS

Jonathan Rees



75% Share of Ownership We are pleased to offer for sale this spacious south facing second floor apartment within an over 55's efficient assisted living facility in Chandler's Ford. The facility has a spacious communal living room, dining hall and gardens as well as a salon, guest suite and laundry facility. Care is on site, but the individual apartments offer independent living. There is a balcony and large wet room as well making all rooms wheelchair accessible. No forward chain.

£165,000

Shared Ownership
Over 55's
24hr Careline
Two Bedrooms
South Facing Balcony
Communal Lounges
Wet Room
Spacious Sitting Room
Communal Facilities

SITTING/DINING ROOM 21' 4" x 11' 1" (6.5m x 3.38m)

Door to balcony and double-glazed window to the rear aspect.

KITCHEN 11' 6" x 6' 8" (3.51m x 2.03m)

A range of matching wall and base level units, single drainer sink unit, space and plumbing for washing machine and dishwasher, electric hob with extractor hood over. Built in oven, space for fridge/freezer.

MASTER BEDROOM 14' 5" x 10' 5" (4.39m x 3.18m)

Double glazed window to the rear aspect, built in wardrobe.

BEDROOM TWO 12' 2" x 7' 2" (3.71m x 2.18m)

Double glazed window to the rear aspect.

WET ROOM 8' 11" x 7' 4" (2.72m x 2.24m)

Fully tiled walls, vinyl flooring, WC, and wash hand basin.

FACILITIES

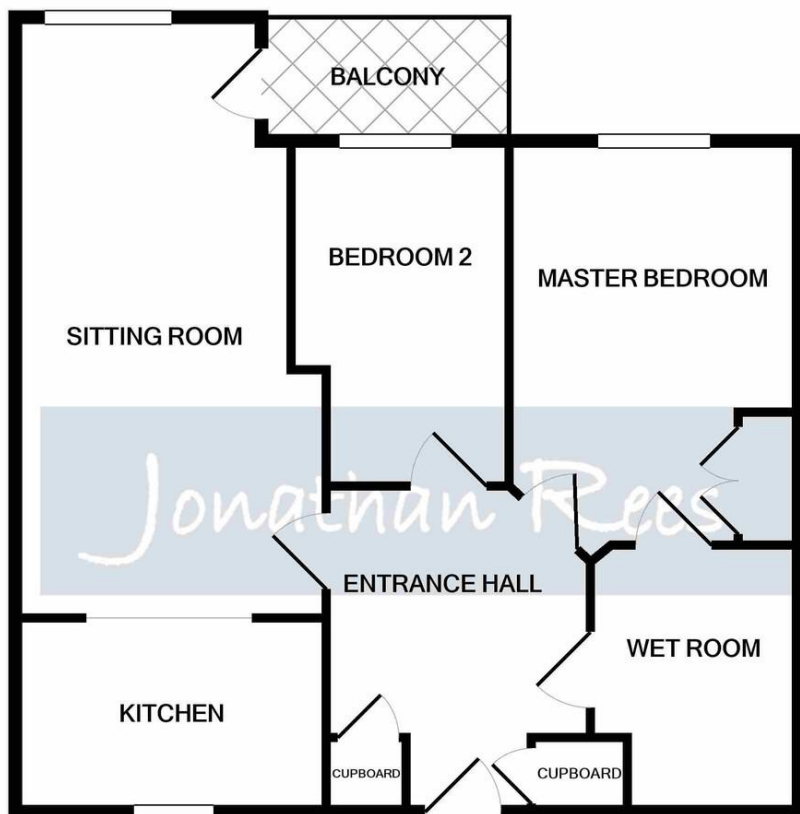
Communal gardens and raised planter area, large car park, main residents lounge and dining hall, salon, guest suite and laundry room. Additional seating area on the first floor.

LEASHOLD INFORMATION

Lease: 125 Years (120 Years remaining)

Service Charge: £311.48 per month





TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

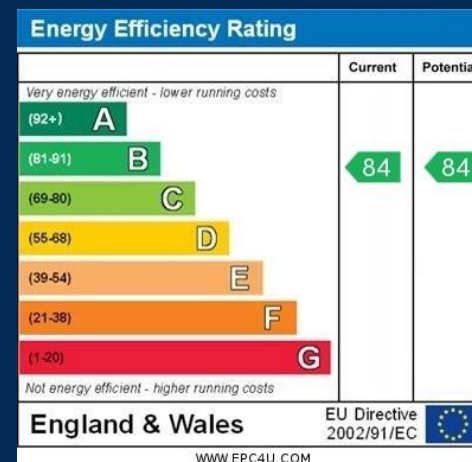
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Key Information

LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council
Tax Band 'B'

EPC RATING B/84



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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