A modern purpose built ground floor apartment for the over 55’s situated in a much sought after block within close proximity to the centre of Chandlers Ford along with local shops, doctors surgery, bus route and Chandlers Ford railway station. The apartment is presented in good order throughout providing well proportioned rooms including a sitting/dining room overlooking the communal gardens, a spacious kitchen/breakfast room with built in appliances, a master bedroom with en-suite and allocated parking. The apartment is also offered For Sale with no forward chain.

**DIRECTIONS**

From our office proceed in a southerly direction along Winchester Road and at the roundabout take the second exit on to Hursley Road. Nursery House will be found on the left hand side in the development located next to the Co-op Supermarket and built in the block at the back of the development.

**ACCOMMODATION**

**Ground Floor**

- **Communal Entrance Hall:** Houses individual postal boxes for the apartments, along with lift and stairs to all floors and access to the communal lounge.
- **Entrance Hall:** Built in airing cupboard, built in storage cupboard, wall mounted security entry phone.
- **Sitting/Dining Room:** 20'9" x 11' (6.32m x 3.35m) Feature fireplace surround and hearth with fitted electric fire, double doors to communal garden.
- **Kitchen/Breakfast Room:** 13'2" x 11' (4.01m x 3.35m) Built in oven, built in four ring electric hob, fitted extractor hood, integrated fridge freezer, integrated washer/dryer, space for table and chairs, tiled floor.
- **Bedroom 1:** 18'7" max x 9'6" max (5.66m max x 2.90m max) Built in double wardrobe.
- **En-suite:** 6'7" x 6' (2.01m x 1.83m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC.
- **Bedroom 2:** 13'4" x 8'7" (4.06m x 2.62m) Built in double wardrobe.
- **Bathroom:** 6'11" x 6'2" (2.11m x 1.88m) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, WC.

**Residents Lounge:** Nursery House benefits from a communal residents lounge which can be utilised by the residents to socialise in and to hold meetings and/or birthday celebrations or similar.

**OUTSIDE**

- **Parking:** There are a number of visitor parking spaces and number 7 benefits from its own allocated parking space as well.
- **Gardens:** The development benefits from communal gardens.

**OTHER INFORMATION**

- **Tenure:** Leasehold
- **Approximate Age:** 2005
- **Approximate Area:** 82sqm/883sqft (Details taken from EPC)
- **Term of Lease:** 125 years from 2005
- **Maintenance Charge:** Approximately £1540 per annum
- **Ground Rent:** Approximately £300 per annum
- **Heating:** Electric night storage heating
- **Windows:** UPVC double glazing
- **Council Tax:** Band C - £1,362.77 17/18
- **Local Council:** Eastleigh Borough Council 02380 688000
While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.