

FOR SALE



Oaklands House, Hursley Road, Chandlers Ford

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £220,000


MARTIN&CO



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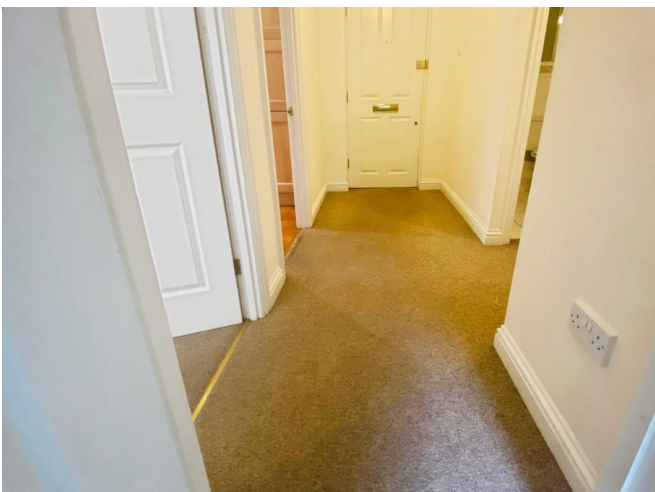
- Sought after prime location
- Master bedroom with ensuite
- Built in wardrobes in both bedrooms
- Lift
- Some Integrated appliances

Situated in a sought-after location with excellent public transport links, nearby schools, and easy access to a range of local amenities, this neutrally decorated first floor flat presents an exceptional opportunity for first time buyers and investors alike. The property offers two well-proportioned bedrooms, including a master bedroom with the added luxury of an en-suite and built-in wardrobes, providing both comfort and convenience. The second bedroom, a single, also benefits from built-in wardrobes, making optimal use of space and ensuring ample storage.

The flat features a welcoming separate reception room, ideal for relaxing or entertaining guests. A modern EPC rating of B underlines the home's impressive energy efficiency, ensuring lower utility costs and a reduced environmental impact. With two bathrooms, morning routines and busy evenings are easily accommodated for families or sharers.

Further advantages include two dedicated parking spaces, a rare asset in such a prime location, as well as access to a communal garden, offering residents a peaceful outdoor retreat. Served by a lift, the first-floor position offers both security and convenience.

Residents will also benefit from the property's placement within council tax band C. With its appealing layout, excellent decorative order, and array of desirable features-including secure parking and communal green spaces-this property provides a move-in ready solution that caters to a modern lifestyle. Arrange your viewing today to fully appreciate the outstanding quality and superb location this flat has to offer.





TENURE - LEASEHOLD Service charges - £2055.82
pa
Ground Rent - £170.00pa
Lease years remaining 100
(125 from 1st July 2000)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(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	
www.epc4u.com		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.