



Marlborough Court, Chandler's Ford, SO53 4TD

Jonathan Rees



A rarely available two bedroom house in the sought after Marlborough Court development. This gated over 55's retirement development is situated in a convenient location close to local amenities.

£210,000

No Chain
Two Bedrooms
Retirement Development
Garden
Parking
Close to Shops
Quiet Location
Over 55's Only

ENTRANCE HALL

Door to WC, stairs, understairs storage cupboard, door to front.

CLOAKROOM

Window to side, WC, wash basin, shower unit.

SITTING ROOM 17' 7" x 9' 8" (5.36m x 2.95m)

Window to front, double doors to dining room.

DINING ROOM 9' 8" x 8' 5" (2.95m x 2.57m)

Sliding patio doors to the rear garden, double doors to the sitting room.

KITCHEN/BREAKFAST ROOM 13' 0" x 7' 4" (3.96m x 2.24m)

A range of eye and base level units, sink with drainer, cooker with hob, space for fridge/freezer, washing machine and dishwasher, door to the sitting room, window to rear.

BEDROOM ONE 12' 10" x 12' 3" (3.91m x 3.73m)

Window to front, built in wardrobe, airing cupboard with storage space, loft access hatch.

BEDROOM TWO 9' 11" x 9' 5" (3.02m x 2.87m)

Velux window to rear.

BATHROOM

Three piece suite comprising a WC, wash basin, panel enclosed bath, Velux window to rear.

OUTSIDE

The front of the property has parking for one car. To the rear the garden is open with patio area and lawn.



Key Information

LOCAL AUTHORITY INFORMATION

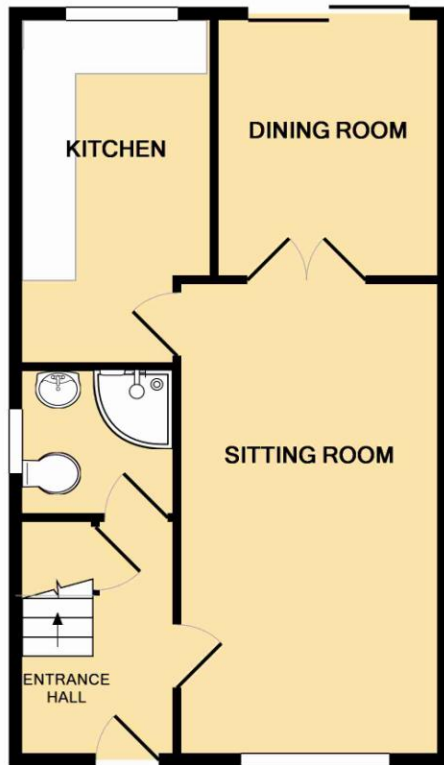
Test Valley Borough Council
Tax Band 'C'

LEASE/SERVICE DETAILS

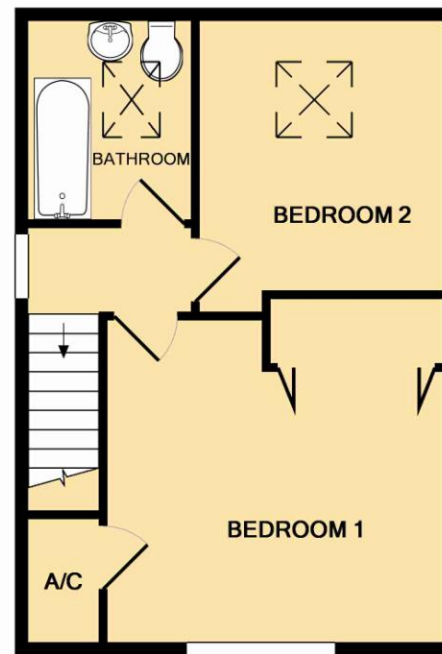
Lease 98 Years Remaining
Service Charge: £362.40 per half year
Ground Rent: £100 per half year

EPC RATING

D/65



GROUND FLOOR



1ST FLOOR

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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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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