



Ashtree Court, Nursery Gardens, Chandler's Ford, SO53 3RQ

Jonathan Rees



This one bedroom ground floor apartment is positioned in a convenient location close to the local amenities. Having been decorated throughout and benefitting no forward chain this is an ideal investment or first time purchase.

£135,000

One Bed Apartment  
Kitchen  
Living Room  
Communal Gardens  
Ideal Investment Property  
Ideal For First Time Buyers  
Leasehold

## ENTRANCE

Double glazed front door, open to the sitting room.

## LIVING ROOM

14' 3" x 11' 5" (4.34m x 3.48m)

Laminate flooring, storage cupboard, double glazed window to front aspect.

## KITCHEN

8' 6" x 7' 7" (2.59m x 2.31m)

A good range of wall and base fitted units, freestanding electric double oven and electric hob, extractor fan, stainless steel sink with mixer tap, double glazed window to rear aspect.

## HALLWAY

Cupboard housing the water tank.

## BEDROOM

11' 7" x 9' 0" (3.53m x 2.74m)

Laminate flooring, built in wardrobes, window to rear aspect.

## BATHROOM

Three piece suite comprising a low level WC, pedestal wash hand basin, panel enclosed bath with shower attachment over.

## COMMUNAL GARDENS

Laid to lawn, washing line facilities.

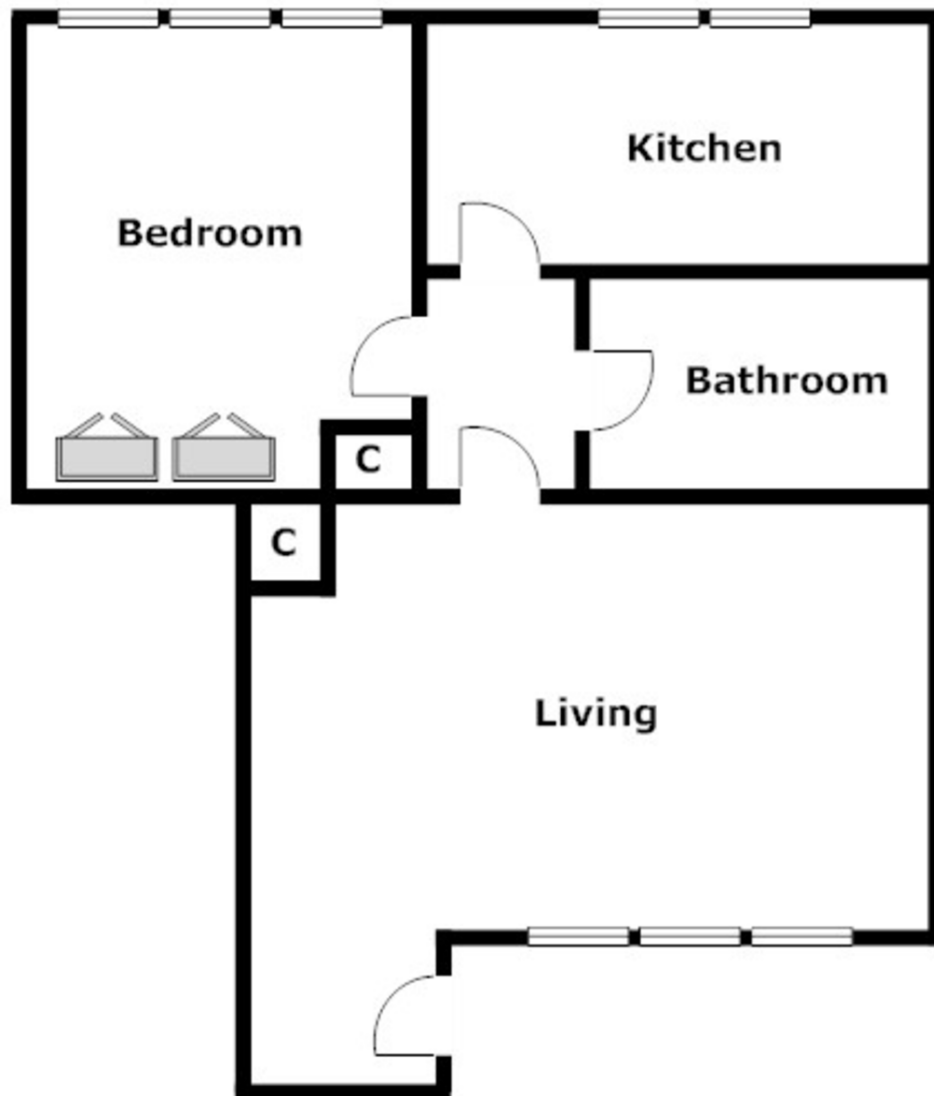
## LEASE/GROUND RENT/CHARGES INFORMATION

Lease Length: 102 years from 2004 - 90 Years Remaining

Ground Rent: £50.00 Per Annum

Service Charge: £952.78 Per Annum





## Key Information

### LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council  
Tax Band 'A'

### LOCAL SCHOOLS INFORMATION

Infant: Nightingale Primary School  
Junior: Nightingale Primary School  
Secondary: Crestwood College for Business & Enterprise.

### EPC RATING

E/44

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		71	(55-68) D
(39-54) E	44		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC

### 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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