

TO LET



Hiltingbury Road, Chandler's Ford

2 Bedrooms, 1 Bathroom, flat

£1,050 pcm



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flat,
2 bedroom, 1 bathroom

£1,050 pcm

Date available: Available Now

Deposit: £1,211.53

Unfurnished

Council Tax band: B

- Communal entrance
- Neutral decor and carpets
- First floor
- C.Tax Band B
- Bathroom
- Off road parking at rear
- Over shops and amenities

Martin & Co are pleased to present a 2 bedroom apartment in a great location with good travel links via M27 and M3. This property is within the Thornden School catchment area.

COMMUNAL ENTRANCE

HALLWAY Cupboard.

SITTING/DINING ROOM 15'10" x 11'7" Double glazed window overlooking rear of property. . Electric fire in featured brick surround.

KITCHEN 12'8" x 6'0" Double glazed window. Excellent range of white fronted wall and floor units. Space for washing machine, fridge and freezer. Gas hob and electric oven with hood over. Wall mounted gas boiler.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	70
England & Wales EU Directive 2002/91/EC		



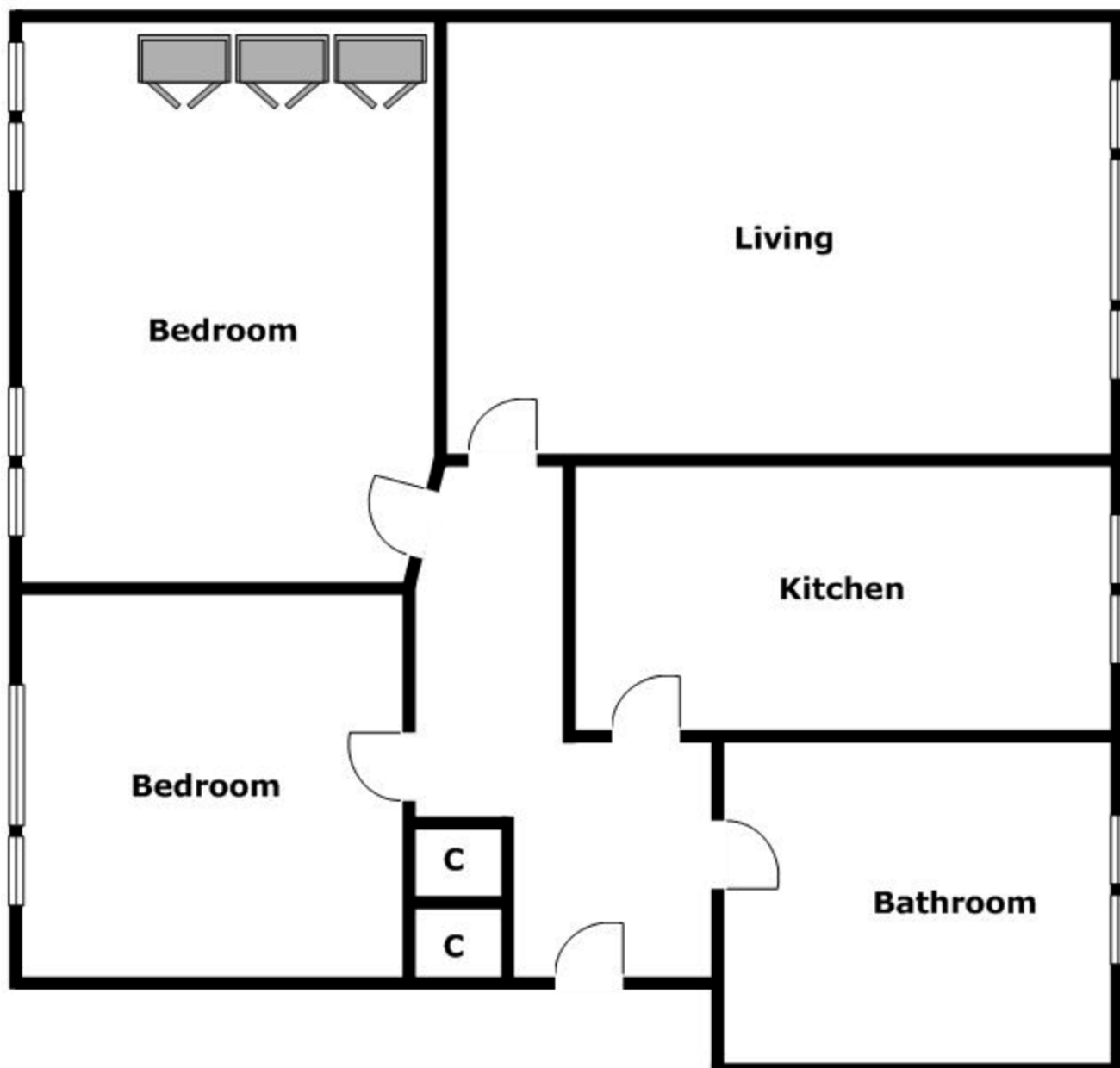
BEDROOM 1 14'8" x 10'2" Two double mirror fronted wardrobes. Built in dressing table

BEDROOM 2 11'2" x 9'10" Cupboard.

BATHROOM White suite comprising bath with shower over, pedestal wash basin, low level wc. Fully tiled.

PARKING AT REAR - NOT ALLOCATED

COUNCIL TAX BAND B



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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.