



O'HARA  
PROPERTIES & ESTATES

ASHCROFT COURT, 60 WINCHESTER ROAD | EASTLEIGH | SO53 2GN

£255,000



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# WELCOME Home

O'Hara Properties and Estates are delighted to welcome to the market this 2nd floor, 2-bedroom flat in the popular location of Chandlers Ford.

The location of this property is in a well-known area called Chandlers Ford in Eastleigh surrounded by popular schools and local transport links.

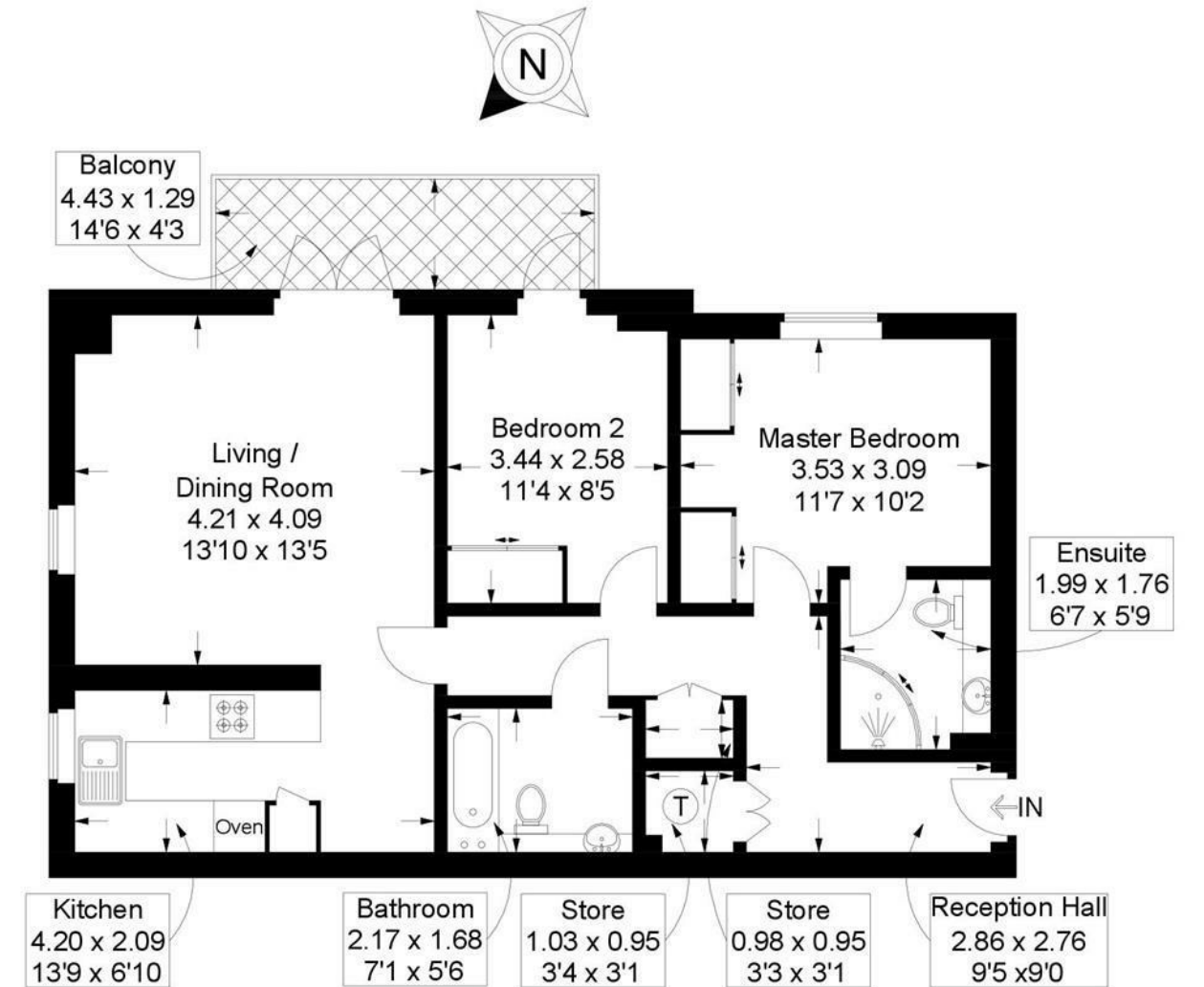
One of the main attractions of this property is that you benefit from your own parking space and visitors parking.

This property ticks all the boxes for first time buyers or investors.

This is a must view property!! To view call 02392259822

## Ashcroft Court, Winchester Road, Chandlers Ford

Approximate Gross Internal Area = 66.9 sq m / 719 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) 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 |           |



#### PROPERTY DESCRIPTION

As you enter the property you are met with a spacious entrance hall with access to your own storage space. The open living/ dining area is a bright room with French doors opening up on to the balcony with beautiful views surrounded by luscious greenery. The well decorated kitchen provides ample worktop and storage space. Leading on to the reasonable sized second bedroom, this bedroom has direct access to the balcony which opens up the bedroom to make it feel light and airy. The master bedroom has plenty of storage with built in wardrobes and its own ensuite with a shower. The modern bathroom benefits from a fully fitted 3-piece suite.

whether the property is suitable for you.

You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### RECEPTION HALL

STORAGE

BATHROOM

KITCHEN

LIVING/DINING ROOM

BEDROOM 2

MASTER BEDROOM

ENSUITE

BALCONY

#### ADDITIONAL INFORMATION

Council tax band: C  
 Property type: Flat  
 Property construction: Standard form  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
 Parking: Allocated, Off Street, and Rear  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Accessibility and adaptations: Lift access  
 Planning permission issues: No

#### DISCLAIMER

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The information contained is intended to help you decide



## FEATURES

- POPULAR LOCATION
- VACANT POSSESSION
- INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL TRANSPORT LINKS