



Knitwood Mews, Shannon Way, Chandler's Ford, Eastleigh, Hampshire, SO53 4TL



ACCOMMODATION

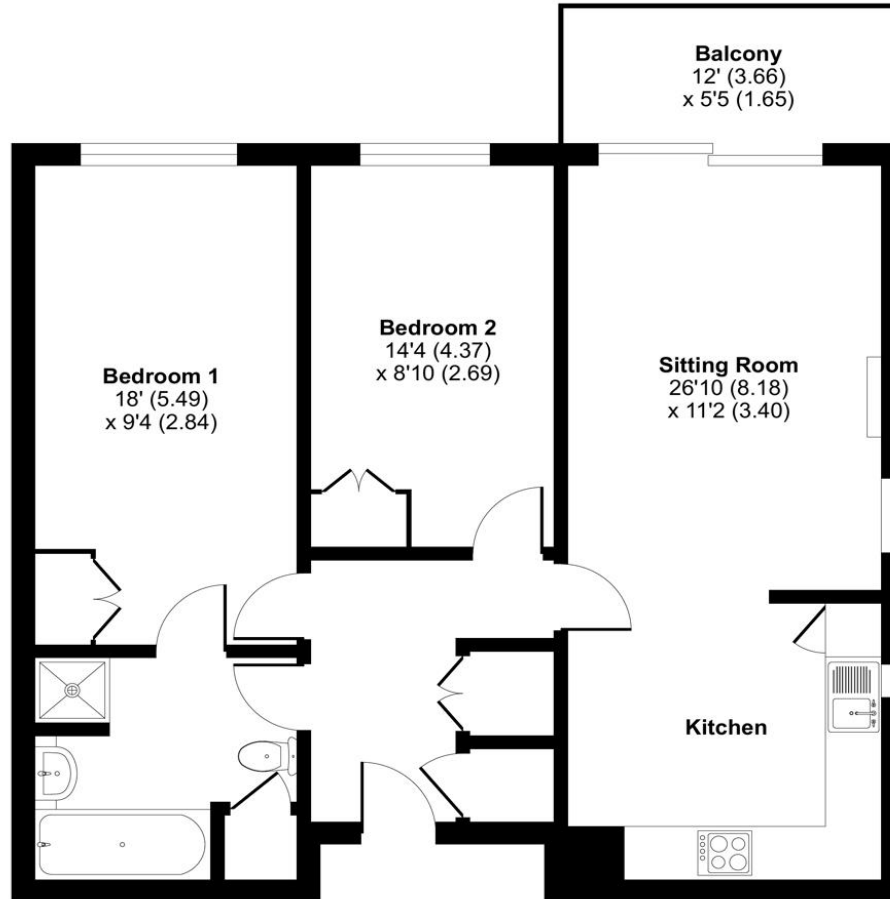
A traditional two double-bedroom first-floor apartment, located in the sought-after Knightwood Mews development. Operated by the renowned Brendoncare group who are dedicated to crafting a living environment exclusively tailored for those seeking age-appropriate accommodations. They are committed to upholding the highest standards of assisted living while preserving your cherished independence. The welcoming accommodation includes a spacious open-plan style living area, seamlessly connecting the kitchen with integral white goods and clever storage solutions. The sitting room includes access to the feature private terrace, creating an ideal spot to enjoy al fresco dining or to indulge in a good book. The two double bedrooms with integral storage offer ample space for relaxation. Completing the accommodation is a well-appointed and spacious Jack and Jill bathroom, with access from both the hallway and the principal bedroom. The property benefits from being an end-unit, providing two garden aspects. At Knightwood Mews, you can relish individual privacy in your apartment, while also having access to convenient resident facilities, including a restaurant, shop, hairdressers, clubs, and various activities that foster a vibrant community. Additionally, this delightful property comes with the added benefit of no forward chain, making your move seamless and stress-free.

<https://www.brendoncare.org.uk/carehomes/knightwood/#extracare>



Approximate Area = 789 sq ft / 73.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Charters Estate Agents Limited. REF: 1041699



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

SITUATION

Located in the popular Hampshire town of Chandlers Ford, Brendoncare Knightwood Mews and Crescent is a purpose-built development of two-bedroom apartments and bungalows set within mature landscaped gardens and grounds. The development offers 30 apartments and seven bungalows, each providing separate, independent living. Built to an impeccable standard, all have a fully-fitted kitchen, two bedrooms, spacious bathroom, patio or balcony. The whole site has been designed for easy access by wheelchair users. There is also ample parking for residents. Knightwood Mews benefits from a range of amenities such as hairdressers, laundry services and a shop, as well as being within close distance to the local surrounding shops, GP surgery, pharmacy and a sports centre. There is also an on-site care service which is optional but available 24/7 as required.



SPECIFICATION

- First-floor apartment
- Two double bedrooms
- Sought-after location
- Open-plan kitchen/diner
- Age-exclusive development
- No onward chain

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: D

GUIDE PRICE

Asking Price £230,000

TENURE

Leasehold

Unexpired Years: 108 years

Annual Service: £815 paid by direct debit on a monthly basis.

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.