

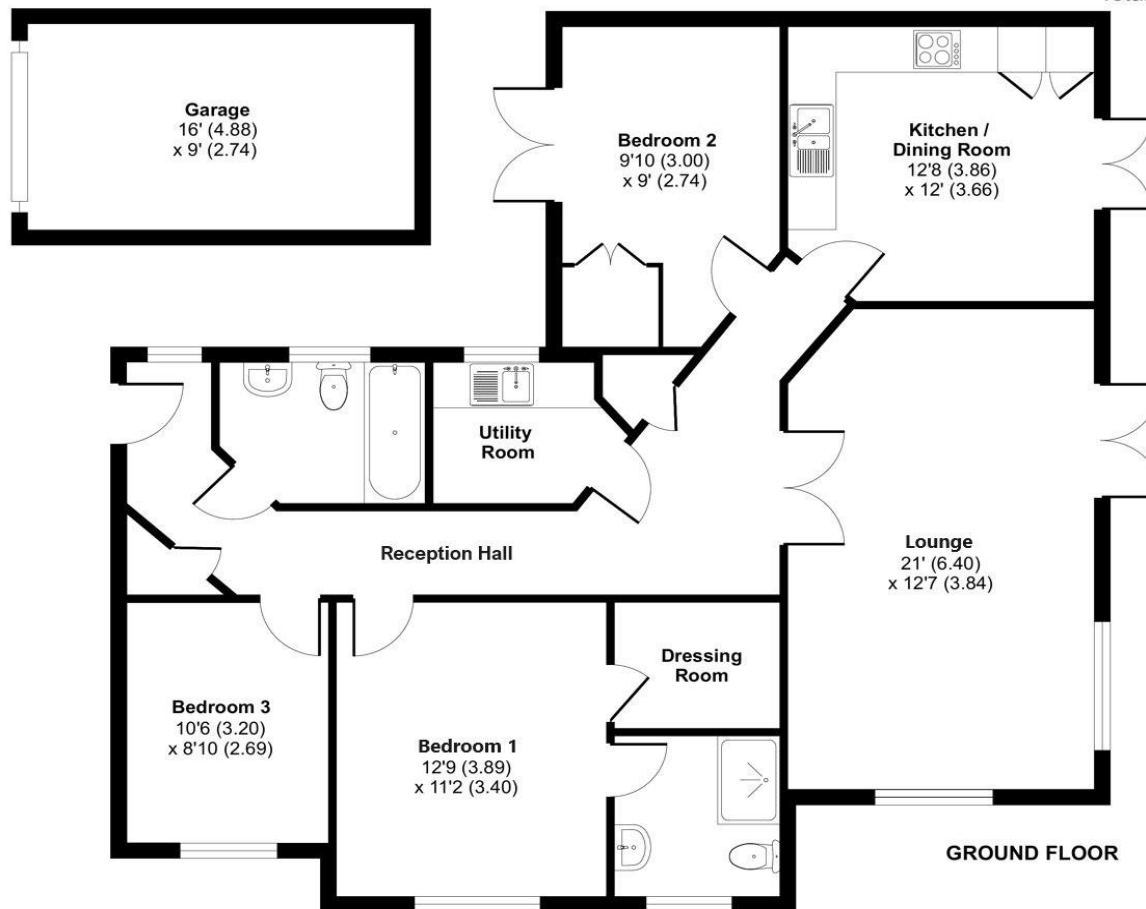


Chilworth Heights, Chilworth Drive, Chilworth, Southampton, Hampshire, SO16 7JH



ACCOMMODATION

A stunning ground floor apartment which is beautifully positioned overlooking the delightful grounds in this eight apartment development with just over two acres in size that provides the perfect setting. The semi-rural location is within walking distance of mature woodland with neighbouring properties comprising high-value detached houses on large plots. There is a communal hallway with a door leading to the spacious internal hallway. The elegant lounge enjoys a dual aspect and benefits from a southerly and westerly outlook over the grounds. The tastefully appointed kitchen/dining room has a range of wall and base units adorned with granite work surfaces and doors lead to the paved patio. The principal bedroom features a walk-in wardrobe and a superbly appointed en-suite shower while two further double bedrooms are served by a modern bathroom. Automatic gates with an intercom allow access to the sweeping driveway that leads to the garage and parking space in front with visitors parking provided. There is a lockable communal bike store and a separate bin store, while the newly refurbished summerhouse and adjacent barbecue is the ideal venue for entertaining friends or family on sunny days. The extensive ornamental grounds are predominantly laid to lawn with mature shrubs and trees and ideally positioned for the best of the summer sun.



Approximate Area = 1175 sq ft / 109.1 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1319 sq ft / 122.4 sq m
For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Charters Estate Agents Limited. REF: 1093562



SITUATION

Chilworth is Southampton's premier residential area, with excellent travel links via the M3 and M27 to London and regional towns/cities, and The Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby that, along with the Sports Centre, Common and village green/community hall, provide recreational facilities. Romsey and Winchester are within comfortable driving distance, whilst the city centre is four miles to the south and has extensive shopping facilities, numerous pleasant parks and the West Quay shopping and entertaining centre.



SPECIFICATION

- Delightful semi-rural location near woodland
- Ornamental grounds of two acres in size
- Stunning ground-floor quality apartment
- Elegant lounge with an attractive outlook
- Spacious kitchen/breakfast room
- Three well-proportioned bedrooms
- En-suite shower and separate bathroom
- Garage with parking space in front

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: F

GUIDE PRICE

£610,000

TENURE

Leasehold
Unexpired Years: 108
Annual Ground Rent: £354
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £3387 (approx.)
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

AGENT NOTES

The building has private drainage, awaiting Environmental Agency Compliance Certificate. LPG supplied heating.