

**Rowe
& Co.**



7 Rufus Court Winchester Road, Chandler's Ford
Hampshire

£275,000

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7 Rufus Court Winchester Road

Chandler's Ford, Hampshire

Introduction

This beautifully presented top-floor apartment is ideally located on the high street in the heart of Chandler's Ford and is offered for sale with no forward chain. The property features a spacious entrance hall, a generous 19ft lounge/dining room with a Juliette balcony, a modern kitchen, two double bedrooms — including a master with en-suite — and a stylish family bathroom. Additional benefits include allocated parking, lift access, and communal facilities. An excellent opportunity for first-time buyers or investors.

Location

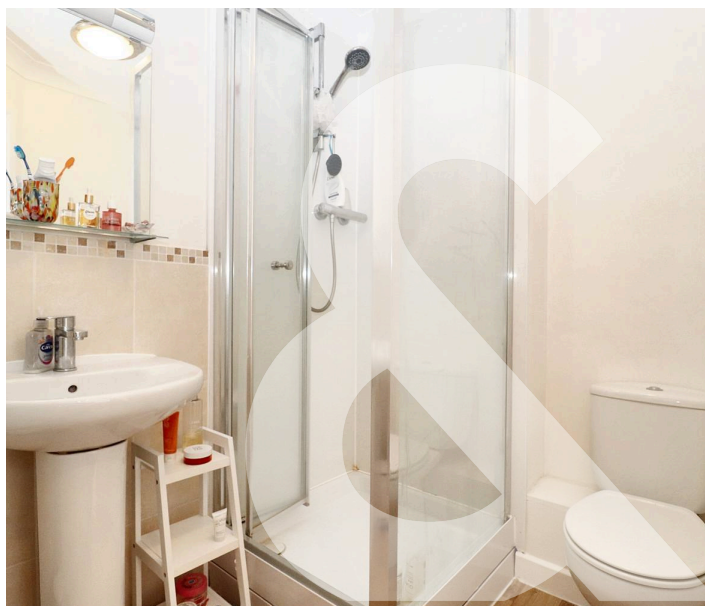
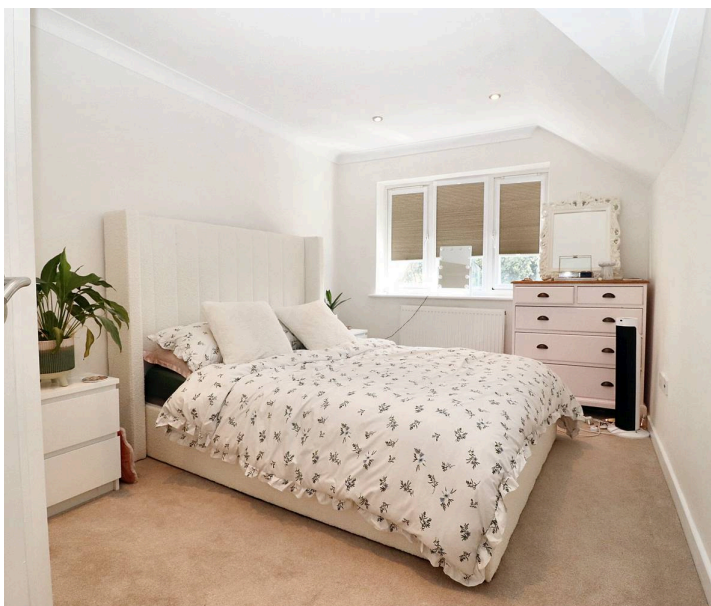
Chandler's Ford is a sought-after town in Hampshire, known for its range of shops, restaurants, and traditional pubs. The area is well-served by reputable schools, including Toynbee Secondary School and several respected private institutions. Ideally located, the town offers easy access to both Winchester (15 minutes) and Southampton (17 minutes) by car. The nearby M3 and M27 motorways ensure excellent road connectivity, and local rail stations provide convenient links to Winchester, Southampton, and London Waterloo (57 minutes from Winchester, 65 minutes from Southampton Parkway).

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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Chandler's Ford, Hampshire

Inside

The apartment welcomes you with a spacious entrance hall, fully carpeted and offering access to all rooms, as well as two convenient storage cupboards. The 19ft lounge/diner is bright and inviting, with ample room for furnishings and a Juliette balcony overlooking the high street. The modern kitchen features side-aspect natural light, laminate flooring, and a range of contemporary wall and base units with complimentary worktops. Integrated appliances include an oven, hob with extractor, dishwasher, and fridge/freezer.

The master bedroom is a generously sized double, complete with fitted carpet, a front-facing window, and a sleek en-suite shower room. The second bedroom is also a large double, ideal for guests or home office use. A modern family bathroom completes the internal accommodation.

Outside

Externally, the property benefits from one allocated parking space, a communal bin store, and lift access to all floors, making it easily accessible.

Remaining Lease: 106 years

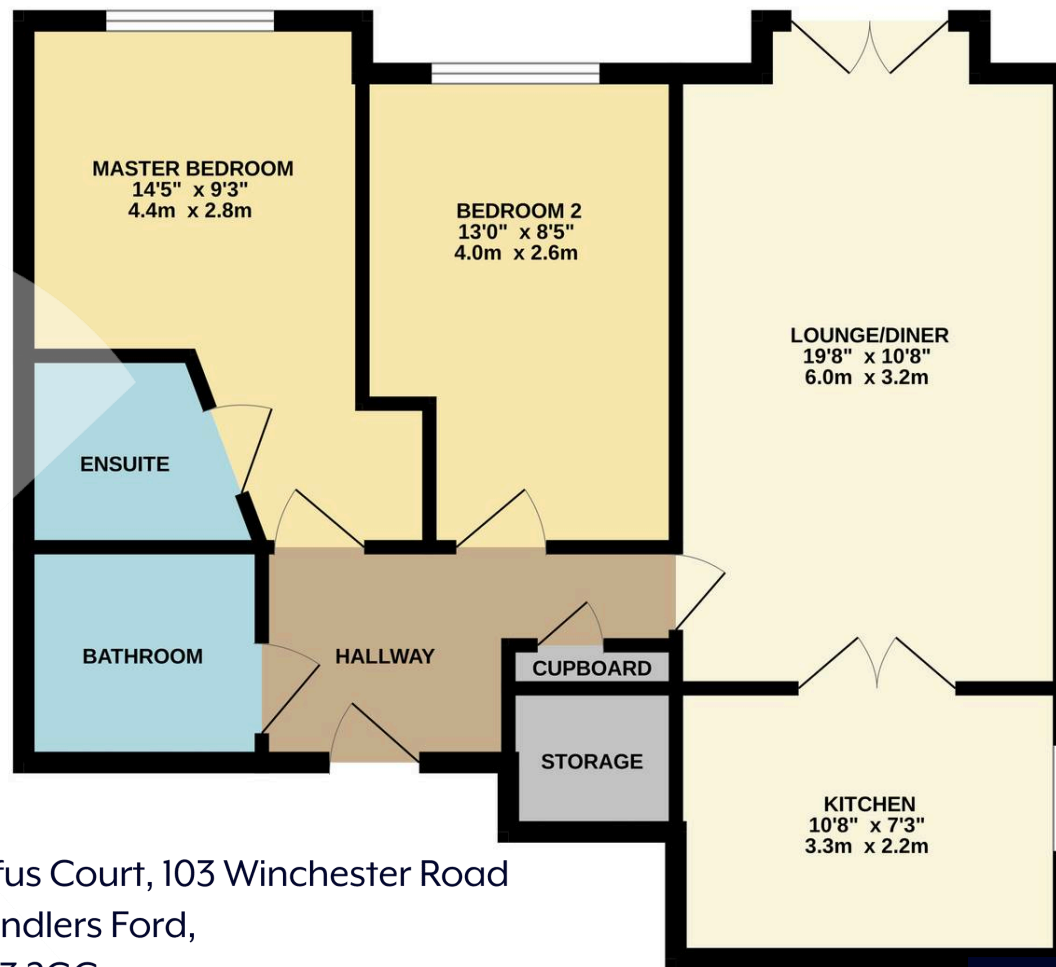
Service Charges: £1,899.22 PA


Ground Rent: £200 PA

- No Forward Chain
- Central Location
- 19ft Lounge/Diner
- Two Double Bedrooms
- En-Suite To Master
- Lift



SECOND FLOOR



 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

