



**47, Causton Gardens, Eastleigh, SO50 9PJ**  
**No Onward Chain £215,000**

Vacant no chain .High specification and very spacious, a 2 bedroom apartment on the GROUND FLOOR of a stylish block. Entrance hall, light & spacious living room with doors to an area of communal garden, efficient equipped kitchen, three piece white bathroom, 2 double bedrooms. Allocated parking space, landscaped development. The town and a mainline railway station are just a comfortable walk away and fast vehicular access is available to both the M3 and M27.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed via a communal entrance door with security entryphone system. The subject apartment is located on the ground floor and accessed by a solid panel door

### **Parking**

Allocated parking space

### **Entrance Hallway**

Smooth plastered ceiling, coving, two ceiling light points, provision of power points, single panel radiator. Wall mounted security entry phone, heating control thermostat.

One cupboard opens housing an electric consumer unit and electric meter, a second cupboard opens and provides hanging rail and shelving.

### **Lounge 14'1" x 11'2" (4.30 x 3.41)**

Smooth plastered ceiling, coving, two ceiling light points, a pair of double glazed patio opening doors, two double panel radiators, provision of power points, telephone, speaker points.

A large opening leads through to the kitchen.



### **Kitchen 5'9" min x 11'2" (1.76 min x 3.41)**

Smooth plastered ceiling, ceiling light point, linoleum floor covering.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with a drainer and a mono bloc mixer tap over over. Integrated 'Beko' electric fan assisted oven, four burner 'Electrolux' hob, extractor fan, space for a tall free standing fridge / freezer, space and plumbing for an automatic washing machine.

### **Bedroom 1 14'8" x 11'6" narrowing to 9'8" (4.48 x 3.52 narrowing to 2.96)**

A light and airy dual aspect room.

Smooth plastered ceiling, ceiling light spot light, upvc double glazed window to the front and side aspect, double panel radiator, provision of power points, NTL and telephone point.

The room benefits from a built in double wardrobe providing hanging rail and shelf over.



### **Ensuite Shower Room 7'6" x 4'5" (2.31 x 1.36)**

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, single panel radiator.

Fitted with a three piece white suite comprising pedestal wash hand basin, close couple wc, shower enclosure with a glass and chrome sliding door and thermostatic shower valves within.



### **Bedroom 2 11'9" x 11'0" (3.60 x 3.37)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, double panel radiator, provision of power points, telephone and NTL point. A cupboard opens and houses an 'Exclusive 24' combination boiler





### **Family Bathroom 6'10" x 5'8" (2.09 x 1.75)**

Smooth plastered ceiling, ceiling light point, extractor fan, double panel radiator, linoleum floor covering. Pedestal wash hand basin, close coupled wc, panel bath with mono block mixer tap and shower attachment.



### **Tenure**

We understand that the lease is 125 years from 01/01/2003.

We understand the ground rent is £200.00,

Management Charge £2,000.00 payable p/a

We await formal confirmation from the solicitors regarding service and maintenance charges.

### **Allocated parking**

### **Council Tax Band B**



