



17, Hanns Mews, Eastleigh, SO50 5NZ
No Onward Chain £150,000

On the ground floor of a small mews style modern development, a well proportioned apartment, gas central heating, double glazing, FM & Satellite. The accommodation is arranged as a living room, an applianced kitchen with quality beech style units, two bedrooms, and stylish bathroom. In the very town centre, Eastleigh's modern mall and cinema, rail and and bus stations are minutes away. No parking is available with this apartment.

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

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ENTRANCE

A communal door accesses the block, with a private six panelled door opening to a neighbouring apartment, and another to his apartment. A coin operated electric meter is installed in the hall. A door opens to the living room.

LIVING ROOM 13'7" x 11'2" (4.15 x 3.41)

The well proportioned living room has a double glazed window to the front elevation, a double panelled radiator, provision of power points, a tv point and an FM point. A digital thermostat serves the central heating. The room has a plain plastered ceiling and a light point. From this room a corridor leads through to the kitchen, bedrooms, and the bathroom, all accessed by six panelled doors.



BEDROOM 1 12'3" x 9'7" (3.74 x 2.93)

A good sized double bedroom with a double glazed window to the rear elevation. Double panelled radiator, provision of power points, and to one corner is a cupboard housing a Worcester combination gas boiler serving the domestic hot water supply and the central heating. Wall mounted circuit breaker box. Stop cock. The ceiling is plain plastered and has a light point.



BEDROOM 2 11'1" x 8'5" max meas (3.37 x 2.57 max meas)

A slightly L-shaped room with a double glazed window to the rear elevation. Double panelled radiator, provision of power points, and the ceiling is plain plastered and has a light point.



The corridor has a ceiling light point and a wired in smoke alarm.

KITCHEN 9'11" x 7'4" (3.03 x 2.24)

The kitchen is fitted with a range of beech style fronted units with stainless steel handles and contrasting dark granite effect heat resistant work surfaces, one with an inset stainless steel sink with a chrome mono bloc tap over. Splashbacks are of complementary glazed ceramics matching the flooring.



BATHROOM 7'1" x 6'10" (2.16 x 2.08)

The bathroom has a three piece white suite providing a panelled bath with a shower screen and a plumbed in shower above, a pedestal wash hand basin, and a close occupied wc. The walls are half tiled with quality glazed ceramics, to full height around the bath and shower area. Plumbed in heated chrome towel rail. The ceiling is plain plastered and has a light point.

A Candy electric fan assisted oven is built in, a four burner ceramic hob and a stainless steel extractor hood. Space and plumbing are provided for a washing machine, and further space is allocated for a tall fridge freezer. The room is also large enough to accommodate a breakfasting table. The ceiling is plain plastered and has five downlighters and a ceiling extractor fan.



OUTGOINGS

We understand that a lease of 125 years from 1st October 2006. With a ground rent of £100 per annum for the first 25 years and a service charge of £992.36 per annum.

Council Tax Band A



