



7 The Glen, 185 Cranbury Road, SO50 5TL
Reduced To £165,000

JUST REDUCED !!! CHAIN FREE !!! A two double bedroom first floor apartment with an en-suite to the master bedroom. The property itself briefly comprises an entrance hallway with storage cupboards, good sized lounge with a pleasant juliet balcony and an opening through to the fitted kitchen, two double bedrooms, en-suite shower room to the master as well as a main bathroom. Allocated parking is also provided. This apartment is just a short walk from the town centre. No Forward Purchase.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

A two double bedroom first floor apartment with an en-suite to the master bedroom. Entered via the communal entrance hallway with intercom, accessing the apartment via a four panelled door leading to the

ENTRANCE HALLWAY

Smooth plastered ceiling, ceiling light point, provision of power points, single panelled radiator, storage cupboard with slatted linen shelving, all internal doors are a solid panel design, an additional storage cupboard housing electric consumer unit and electric meter, heating control thermostat.

LIVING ROOM 14'7" x 12'4" (4.45 x 3.77)

Smooth plastered ceiling, two ceiling light points, UPVC double glazed window to the side elevation, UPVC sliding doors onto the julliet balcony overlooking the rear, double panelled radiator, provision of power points, TV point, phone point, opening through to the

KITCHEN 7'11" x 8'1" (2.43 x 2.48)

Smooth plastered ceiling, ceiling light point, UPVC double glazed window to the rear elevation, lino floor covering, low level and wall mounted units in a light wood effect with a heat resistant roll top worktop, inset stainless steel sink with bowl, drainer and mono-bloc tap, four burner gas hob, electric fan assisted oven, space for a washing machine, space for a tall fridge freezer, one of the wall units houses the Glow worm combination boiler.

BEDROOM 1 12'0" x 9'0" (3.68 x 2.76)

Smooth plastered ceiling, ceiling light point, UPVC double glazed window to the side elevation, double panelled radiator, provision of power points, this room benefits from a useful

EN-SUITE SHOWER ROOM 5'3" x 6'5" (1.62 x 1.96)

Smooth plastered ceiling, ceiling light point, extractor fan, single panelled radiator, three peice white suite comprising, wash hand basin inset into a vanity unit with storage below, low level WC with dual push flush, shower cubicle with glass folding door and is tiled floor to ceiling, thermostatic shower valve.

BEDROOM 2 12'6" x 8'7" (3.82 x 2.63)

Smooth plastered ceiling, ceiling light point, UPVC double glazed window to the side elevation, double panelled radiator, provision of power points.

BATHROOM 5'7" x 12'7" (1.71 x 3.84)

Smooth plastered ceiling, ceiling light point, extractor fan, double panelled radiator, three peice white suite comprising, wash hand basin set into a vanity unit with storage below, low level WC with dual push flush, bath with panel and shower attachment, tiling to half height around the bath and splash back tiling around the wash hand basin.

Allocated parking.

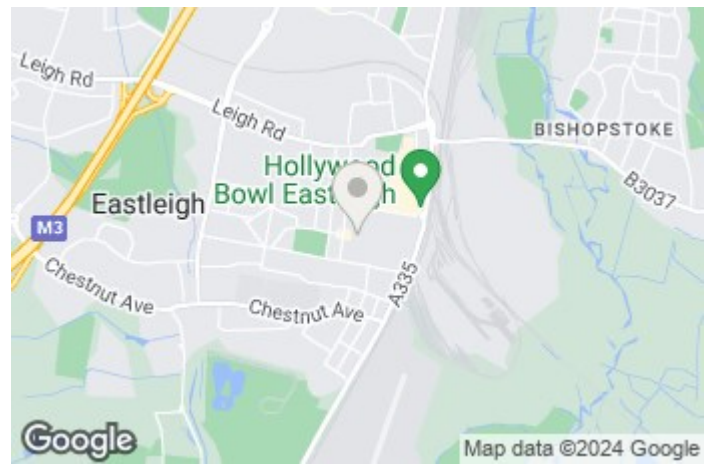
TENURE

125 years from 1 January 2006, Remaining 106 years.

Ground rent £500.00 per year

Service charge £1,705.46 per year

Council Tax Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		