



**11, Ashdown Road, Eastleigh, SO53 5RB**  
**£1,150 PCM**

A recently refurbished ground floor 2 bedroom apartment in a well kept block convenient for local shops and transport. Fitted kitchen with electric oven, 4 burner hob & an extractor, light & spacious lounge with two large windows, white bathroom with a Triton shower over the bath. Laminate flooring & new carpets. Wardrobes. Gas central heating, double glazing. The garage is not included with this property. Unfurnished and available early July.

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

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The property is accessed by a recessed front entrance, where a wooden door with obscure glazing opens onto

### **ENTRANCE HALLWAY**

Smooth plastered ceiling, coving, ceiling light point, single panelled radiator, provision of power points, wall mounted Drayton heating control thermostat, built in storage cupboard with shelving and electric fuse point.

All doors are of a six panelled design.

### **KITCHEN 7'4" x 12'3" narrowing to 10'0" (2.26 x 3.75 narrowing to 3.06)**

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect,

The kitchen is fitted with a range of matching low level cupboard and drawer base units, heat resistant worksurface, inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner electric hob and fan assisted oven. Space and plumbing for an automatic washing and space for a fridge / freezer. Wall mounted Worcester Bosch combination boiler.

A storage cupboard opens providing useful shelving and houses both the gas and electric meters and consumer unit / fuse board.



### **LOUNGE 15'10" x 10'7" (4.84 x 3.24)**

A spacious room with a smooth plastered ceiling, ceiling light point, natural light is provided by two upvc double glazed windows to the front aspect, double panelled radiator, laminate floor covering, provision of power points, television and Sky point.



### **BEDROOM 1 10'7" x 12'4" (3.25 x 3.76)**

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the front aspect, double panelled radiator, provision of power points. Triple wardrobe with sliding doors providing a good degree of hanging rail and shelving.



### **BEDROOM 2 11'4" x 9'8" (3.46 x 2.96)**

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, provision of power points and a double panelled radiator.



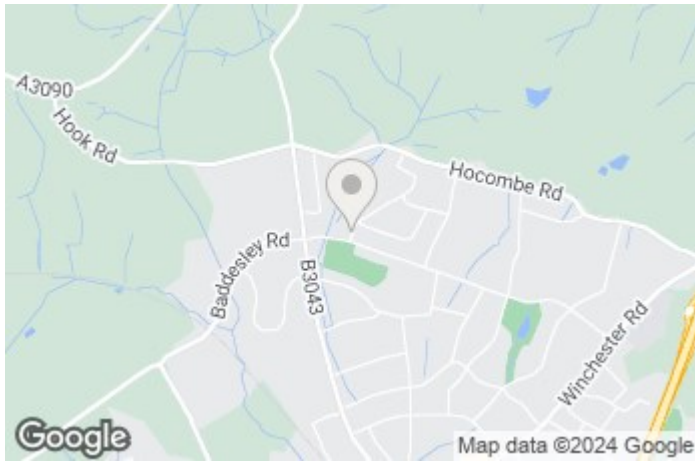
### **BATHROOM 7'5" x 5'8" (2.28 x 1.73)**


Wooden tongue and groove ceiling, ceiling light point, obscure double glazed window to the rear aspect.

Fitted with a three piece suite comprising pedestal wash hand basin, low level wc and panelled bath, ceramic glazed splashback tiling, Electric Triton shower.



### Council Tax Band B



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

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