



6, Sedgwick Court, Eastleigh, , SO50 6QG
Reduced To £120,000

A first floor one bedroom apartment located in Old Bishopstoke. This purpose built block with communal gardens and parking provision provides an excellent first home or investment opportunity. The accommodation, off a private entrance hall, provides a very good sized living room, fitted kitchen, double bedroom and a bathroom. Offered with NO FORWARD PURCHASE.

We understand the Leasehold: 99 years from June 1986 this would need to be confirmed with the solicitors

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

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The property is accessed via a communal door where a staircase leads to the first floor landing where the subject apartment is located. A wooden door with two obscure glazed panels opens onto

Entrance Hallway

Textured ceiling, ceiling light point, access to the roof void. Wall mounted 'Dimplex' heater.

Wall mounted high level electric consumer unit.

Lounge 12'9" x 9'4" (3.90 x 2.87)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, wall mounted night storage heater, provision of power points, television point.

An opening leads through into the kitchen.



Kitchen 11'3" narrowing to 9'4" x 5'9" (3.44 narrowing to 2.86 x 1.77)

The kitchen is fitted with range of low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono block mixer tap over, four burner hob, electric oven. Space and plumbing for an automatic washing machine, space for a tall fridge / freezer.

Textured ceiling, ceiling light point, upvc double glazed window to the side aspect, linoleum floor covering.



Bedroom 9'9" x 7'8" (2.99 x 2.36)

Textured ceiling, ceiling light point, upvc double glazed window

to the front aspect, night storage heater and a provision of power points.



Bathroom 5'9" x 5'9" (1.77 x 1.76)

The bathroom is fitted with a three piece suite comprising pedestal wash hand basin with mono block mixer tap, low level wc with dual flush, panel bath with shower attachment over. Tiled to three quarter tiling.

Textured ceiling, ceiling light point, linoleum floor covering, electric heated towel rail.



Tenure

Leasehold: 99 years from June 1986

We have been informed by our client that the service charge for last year was approximately £1,600 pa.

The ground rent used to be £20 pa but the freeholders' changed hands in February 2022 and all the owners are still waiting to hear what the new ground rent charges are going to be.

These details are to be confirmed via the purchasers solicitor.

AGENTS NOTES

Council Tax Band- A

EPC- C



