



6, Sedgwick Court, Bishopstoke, Eastleigh, SO50 6QG Reduced To £115,000

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

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 is paid half yearly £1,042.42

These details are to be confirmed via the purchasers solicitor.

AGENTS NOTES

Council Tax Band- A

Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) 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 | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/91/EC | |