



**1, Penrhyn Close, Eastleigh, SO50 4QF**  
**£1,150 PCM**

A generously proportioned 2 bedroom ground floor maisonette in a well maintained small block and with its own area of garden & patio. Spacious and light sitting room, 8'11 x 8'4 modern fitted kitchen, and from an inner hall 2 bedrooms and a modern bathroom/shower. Gas central heating, double glazing. Fast access to the M3 & M27, and just minutes into Eastleigh town centre with its mall, cinema, bus and rail stations. The property is unfurnished and available Mid August.

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

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## ENTRANCE

A ground floor purpose built two bedroom maisonette in a neat block on the corner of Penrhyn Close and Launceston Drive at Boyatt Wood.

A shared concrete path leads via a small area of private garden to a door opening to the apartment's private lobby which has a radiator, and a further door opens to the sitting room.

## SITTING ROOM 14'10" x 10'11" (4.53 x 3.33)

A very good sized sitting room with a floor to ceiling upvc framed double glazed window. Radiator. AN ARCHWAY leads into an inner lobby.



## BEDROOM 2 9'11" x 7'4" (3.03 x 2.24)

A second double bedroom with a upvc framed double glazed window to the side elevation.

## BATHROOM 6'5" x 6'2" (1.96 x 1.88)

With a modern three piece suite and with a shower over the bath.

## PRIVATE GARDEN

An area of private garden to the rear is allocated to this flat. A cold water tap is plumbed in.

## KITCHEN 8'11" x 8'4" (2.72 x 2.53)

A good sized kitchen, newly fitted.

Radiator.

A double glazed door opens to a private area of garden and a upvc framed double glazed window overlooks the rear.



## INNER LOBBY

An inner lobby has large understairs storage cupboards. This lobby accesses the two bedrooms and bathroom.

## BEDROOM 1 13'11" x 9'11" (4.24 x 3.02)

A large principal bedroom with a upvc framed double glazed window to the front aspect.



