



31, Bryony Gardens, Eastleigh, SO50 7PT

£700 Per Month

A very attractive one bedroom first floor flat in a neat small block with parking provision and set amongst quality homes at Horton Heath. Communal hall, private entrance hall, light open plan living area to great modern kitchen with electric oven, hob and extractor, automatic washing machine, and a fridge freezer. Double bedroom, bathroom with modern 3 piece quality white suite of panelled bath with an electric shower over, pedestal wash hand basin, and low level wc. Gardens are communal. Unfurnished and available mid July.

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

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A first floor 1 bedroom apartment.

The property is accessed via a communal entrance door with security entry system. A staircase leads to the first floor. A solid panel door opens to

Entrance Hallway

Smooth plastered ceiling, ceiling light point, access to the roof void. A built in double cupboard opens and houses the electric consumer unit and electric meter.

All doors are of a solid panel design.

Kitchen / Lounge Area

Lounge Area 9'10" x 11'6" (3.0 x 3.51)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect. Wall mounted electric panel heater, provision of power points, television and telephone point. Laminate floor covering.

From here an opening leads through to the kitchen area.

Kitchen Area 9'2" x 5'10" (2.80 x 1.80)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect. Fitted with a range of 'gloss fronted' low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner electric hob, stainless steel chimney style extractor hood over. 'Electrolux' fan assisted oven, space and plumbing for an automatic washing machine, space for a fridge / freezer.

Bedroom 10'4" x 8'1" max (3.16 x 2.48 max)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, wall mounted electric panel heater.

Bathroom 5'8" x 6'9" (1.73 x 2.07)

Fitted with a three piece white suite comprising extractor fan, pedestal wash hand basin, close coupled wc, panel bath with glass and chrome shower screen over.

Smooth plastered ceiling, ceiling light point, extractor fan.

A solid panel door opens to an airing cupboard housing an insulated hot water cylinder with slatted linen shelving and hanging rail.



