



14 Allyn Court, Twyford Road, Eastleigh, SO50 4BS
£200,000

A stylish 2 bedroom duplex apartment with a master bedroom suite and full bathroom on the top floor. A modern home, something a little different with entrance hall, shower room and a spacious and light principal living area with an applianced kitchen to the main floor, also a second bedroom. A staircase then accesses a super master bedroom with its own large bathroom. Gas central heating is installed and double glazing and parking for one vehicle is conveyed undercroft. External storage is conveyed.

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

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A 2 bedroom Duplex Apartment.

The property is accessed via a communal security entryphone into a communal entrance. The subject flat is accessed via a four panelled door and opens onto

Entrance Hallway

Smooth plastered ceiling, coving ceiling downlighter, single panel radiator, laminate floor covering. Wall mounted security video entry com. Wall mounted Worcester heating control thermostat and programmer.

Staircase leading to the first floor accommodation with useful storage underneath.

Family Area 19'0" x 10'5" (5.81 x 3.20)

Kitchen Area 7'1" x 10'5" (2.16 x 3.20)

Accessed by a pair of folding doors from the entrance hallway.

The kitchen is fitted with a range of light wood fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset 'Samsung' four burner electric hob with matching electric fan assisted oven below, stainless steel sink unit with drainer and a mono block mixer tap, space and plumbing for an automatic washing machine, integrated fridge / freezer. Ceramic glazed splashback tiling, wall mounted Worcester Bosch combination boiler.

Smooth plastered ceiling, two downlighters, laminate style floor covering.



Lounge Area 11'6" x 10'5" (3.53 x 3.20)

Smooth plastered ceiling, two ceiling light points, two double panel radiators, continuation of laminate floor covering from the entrance hallway. Provision of power points, and television point.

The room benefits from opening upvc patio doors onto a balcony.



Bedroom 2 7'8" x 9'8" (2.36 x 2.95)

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



Shower Room 5'6" x 4'7" (1.68 x 1.40)

Fitted with a three piece white suite comprising shower enclosure with glass door and thermostatic within. Corner wash hand basin, low level wc and principally tiled to half height with boarder and to full height within the shower enclosure.

Smooth plastered ceiling with coving, two downlighters, extractor fan, linoleum floor covering and a single panel radiator.



First Floor

Accessed by a turning staircase from the entrance hallway with a smooth plastered ceiling, coving, ceiling light point.

All doors are of a four panel design.

Master Bedroom 10'6" x 14'3" (3.21 x 4.36)

Smooth plastered ceiling, coving, ceiling down lighter, two double glazed 'Velux' style windows, double panel radiator, provision of power points.

The room benefits from a fitted cupboard providing a good degree of hanging rail and shelving.



Bathroom 8'1" x 9'0" (2.47 x 2.76)

Fitted with a pedestal wash hand basin, close coupled wc, panel bath. Walls are tiled to half height in a ceramic glazed tile.

Smooth plastered ceiling, coving, three down lighters, extractor fan, linoleum floor covering, double panel radiator.



Car Port

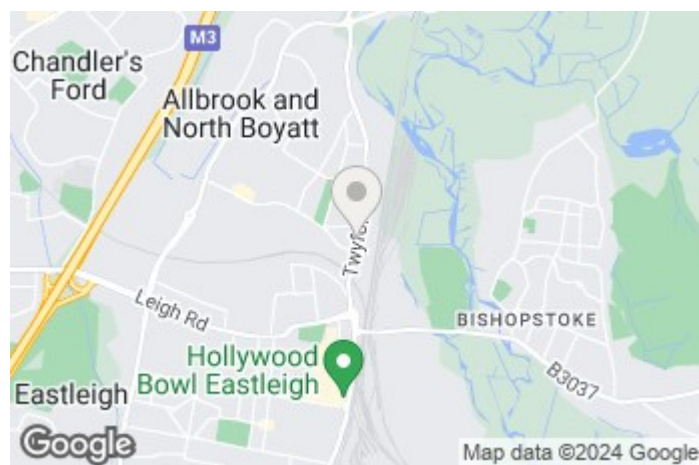
The property benefits from a car port and accessed via an undercroft (off Twyford Rd) and into the rear parking area.

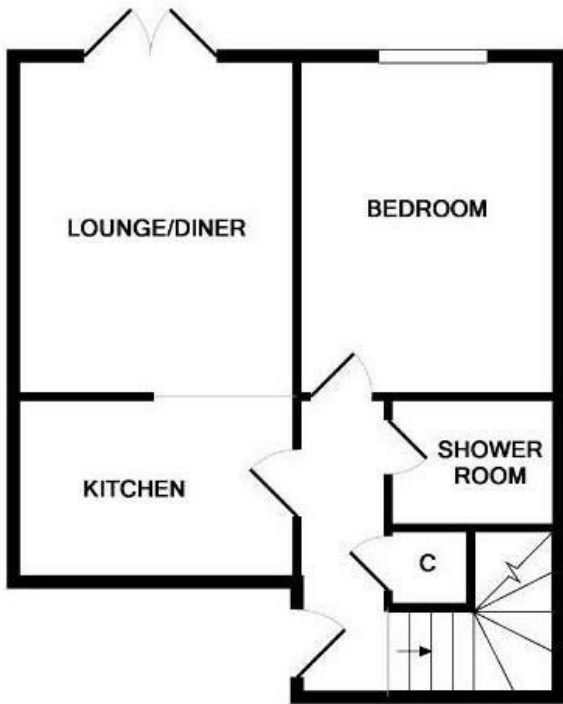


Storage Cupboard 8'0" x 7'6" (2.44 x 2.30)

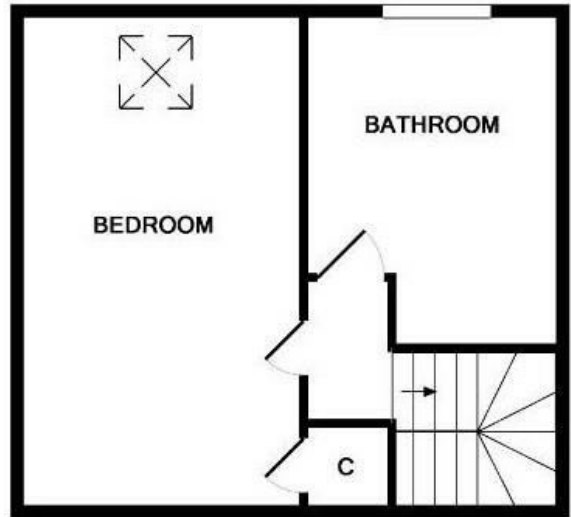
The property benefits from a useful outside storage shed.

Council Tax Band B





GROUND FLOOR



1ST FLOOR

Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC		

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