



78, Brightwire Crescent, Eastleigh, SO50 5SQ
Guide Price £220,000

A modern, labour saving and efficient 2 bedroom 2 bathroom apartment with private ground floor entrance. The spacious and very light accommodation on the first floor. Hall, 15'6 x 15'5 max lounge with french doors to mock balcony, large applianced kitchen, cloakroom, principal bedroom with en suite facility, second bedroom with storage, main bathroom. All electric, double glazed, allocated parking, and views over an open green. Minutes from the M3 / M27 and just a few minutes walk into town centre. No forward Purchase.

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

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ENTRANCE HALL

A private door with frosted double glazed units opens to the ground floor hall. A straight flight staircase then accesses the principal accommodation on the first floor.

LOUNGE 15'6" x 15'5" (4.72 x 4.71)

Full height glazed doors to a mock balcony.



EN SUITE FACILITY

Excellent white modern suite of shower, vanity unit with inset basin, low level wc.

CLOAKROOM

Low level wc, pedestal wash hand basin.

KITCHEN 10'7" x 9'5" (3.23 x 2.86)

Very good sized and stylish kitchen. Electric hob and fan assisted oven, and an extractor. Ample space for a breakfast setting.



BEDROOM 2 13'6" x 10'6" (4.12 x 3.20)

Large second bedroom with cupboards and hanging rails.

FULL BATHROOM

With a four piece white suite of panelled bath, a low level wc, wash hand basin built into vanity unit and also a shower cubicle.

TENURE

This leasehold duplex apartment has the remainder of a 155 year lease from the 1st of December 2002 (133 Years remaining).

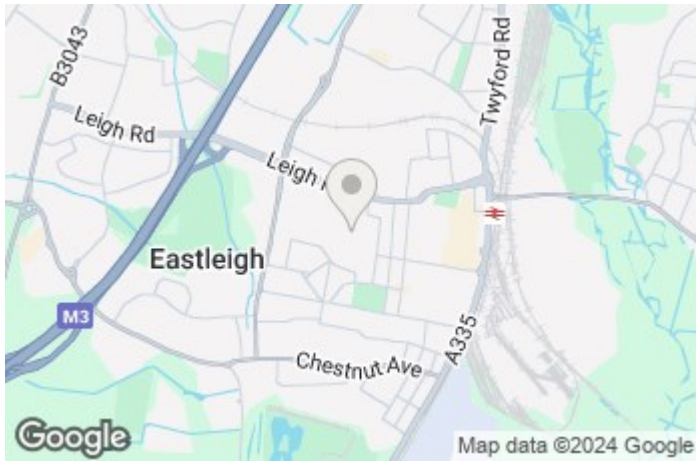
Service charge for the year to 31st March 2024 was £1,158.24 (including £207.66 surplus rebate).

Ground rent for the property is £200 per year.

BEDROOM 1 13'4" x 10'10" (4.06 x 3.31)

With views over the crescent and green. Built in double storage units with mirror fronts.

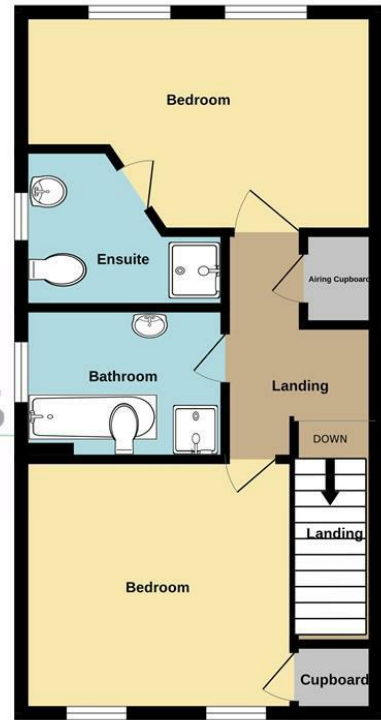
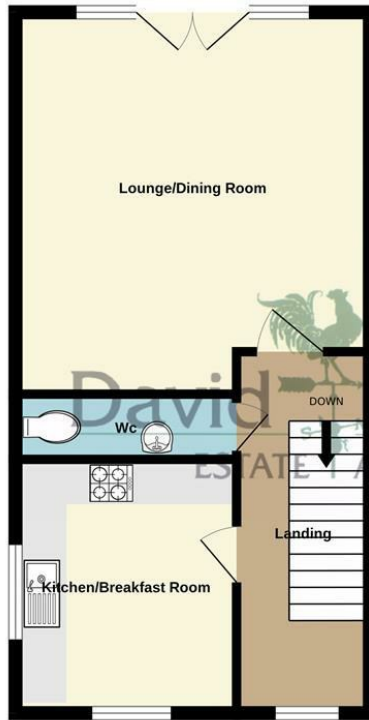
Council Tax Band C



Ground Floor

1st Floor

2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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