



80, Tinning Way, Eastleigh, SO50 9QH
No Onward Chain £178,000

A spacious and light two bedroom, ground floor apartment situated within easy walking distance of Eastleigh Town centre with its excellent transport links, mall and multi-screen cinema. The apartment is arranged as entrance hall, spacious and light lounge, applianced kitchen, master bedroom with an en suite shower room, second bedroom, and a full bathroom. Secure allocated car parking space and large communal grounds. No Forward Purchase.

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

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The property is accessed via a communal security entry door. The subject apartment is located on the ground floor.

A six panel door opens onto

Entrance Hallway

Smooth plastered ceiling, two ceiling light points, single panel radiator and telephone point. Wall mounted 'Siemens' heating control thermostat.

A storage opens to a useful cupboard with slatted linen shelving and houses the electric consumer unit and meter.

Lounge 18'0" x 10'5" (5.50 x 3.19)

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the front aspect, two double panel radiators, provision of power points, television, Sky and telephone point. Wall mounted heating control thermostat.

A two panel door opens housing the combination boiler.

From here a large opening leads to the kitchen area.



Master Bedroom 13'3" x 9'3" (4.05 x 2.83)

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

A two panel door opens to an ensuite facility.



Kitchen 10'5" x 5'4" (3.18 x 1.65)

Fitted with a range of gloss fronted low level cupboard and drawer base units, heat resistant worksurface with a range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner gas hob with stainless steel splashback and chimney style extractor hood over. 'Zanussi' electric fan assisted oven. Space and plumbing for an automatic washing machine, space for a tall fridge / freezer.

Smooth plastered ceiling, six chrome LED down lighters, linoleum floor covering.

Ensuite 5'3" x 5'0" (1.61 x 1.54)

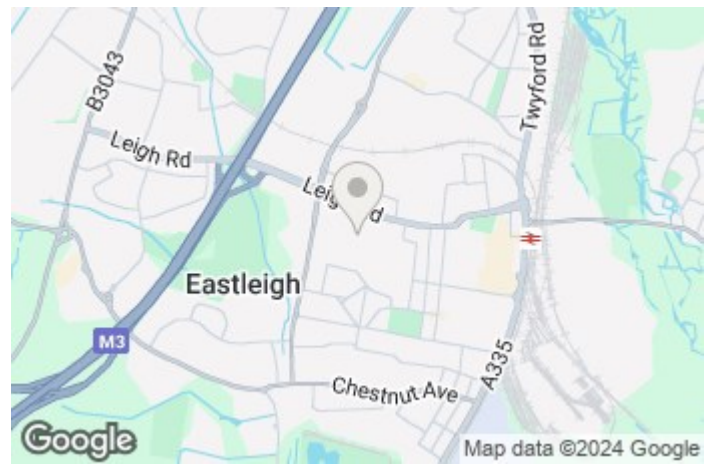
Fitted with a pedestal wash hand basin, close coupled wc, corner shower enclosure with glass and chrome sliding doors and 'Triton' electric shower within.

Smooth plastered ceiling, four chrome LED downlighters, extractor fan, linoleum floor covering, double panel radiator.



Bedroom 2 11'7" x 6'10" (3.55 x 2.10)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points and a telephone point.



Family Bathroom 6'2" x 7'4" (1.89 x 2.25)

Fitted with a panel bath with mixer taps, pedestal wash hand basin and a close coupled wc.

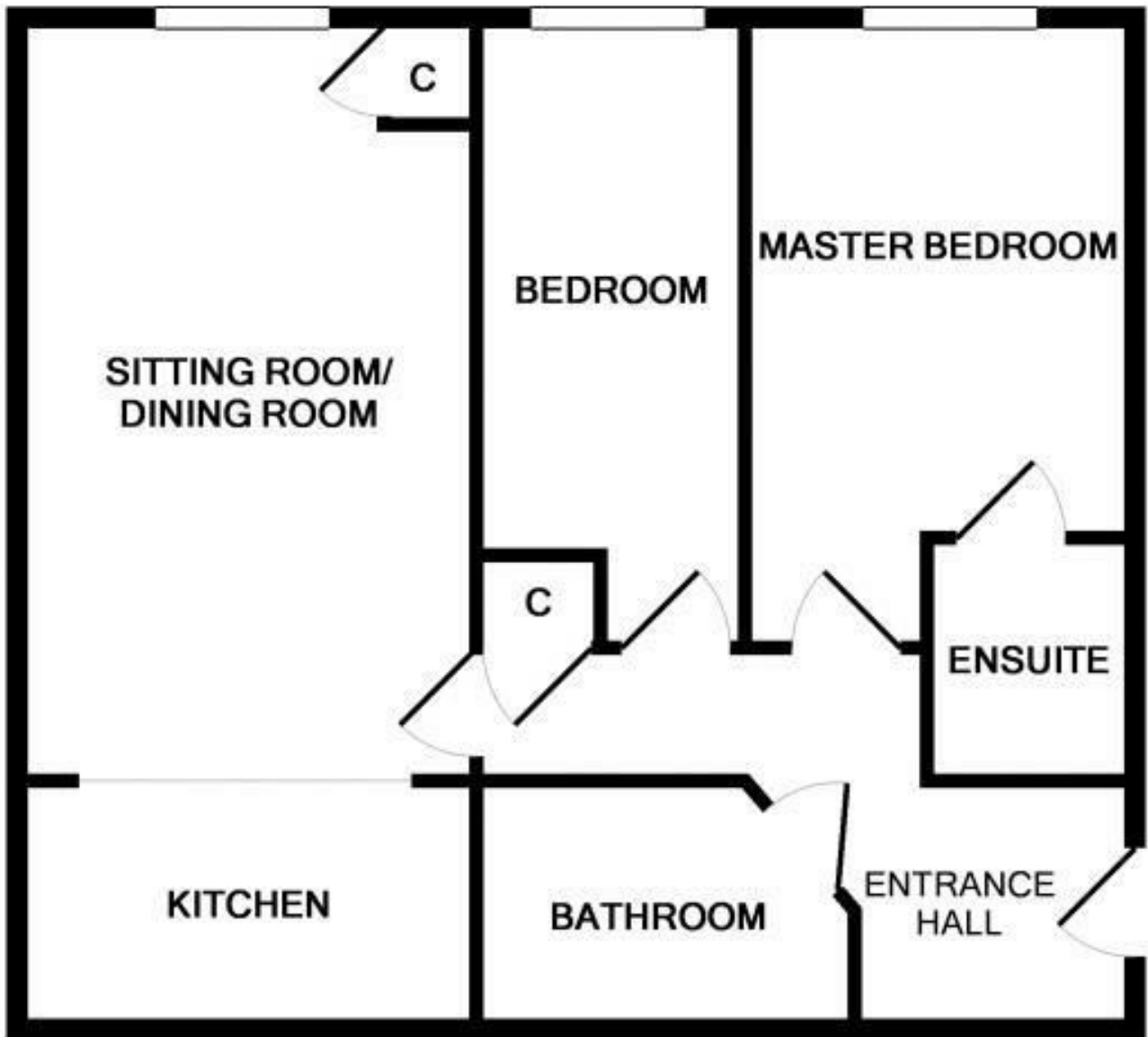
Smooth plastered ceiling, five chrome LED down lighters, extractor, linoleum floor covering, single panel radiator.



Tenure

This leasehold apartment has the remainder of a 125 year lease from 01/08/14 (114 years remaining). £1,900 service charge per annum and £200.0 - ground rent per annum.

Council Tax Band B



| 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 | 82 | 82 |

| 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 | | |