



## Flat 4 Fairholme Court, Archers Road, Eastleigh, SO50 9PP

### £155,000

A most superior retirement apartment in an efficient & comfortable modern building solely for residents over the age of 60. Set in fine gardens the building incorporates an elegant communal lounge, a guest suite, a laundry room, and has both lift & stairs. The private accommodation of this ground floor apartment provides hall, delightful dual aspect 11'4" x 10'3" lounge with a door to a patio and communal garden, kitchen, large double bedroom and a bathroom. The town centre shops are just a comfortable walk away, equally the doctors surgery, bus station and railway station.

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

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A most attractive block of apartments accessed via a communal entrance with a security phone system. A lift accesses the second floor and a corridor accesses a private six panelled door opening to the entrance hall of the subject apartment.

### Entrance Hall

Textured ceiling with coving, light point, smoke alarm, single power point.

A six panel door opens to an airing cupboard with slatted linen shelving and electric water heater.

### Lounge 17'8" x 11'1" (5.39 x 3.40)

Textured ceiling with coving, two ceiling light points. A dual aspect with upvc double glazed windows to the side and front aspect along with a glazed door which leads out to a pleasant patio area and communal garden beyond, wall mounted night storage heater. The room centres on a coal effect electric fire, provision of power points, telephone and television point.

A pair of glazed doors leads through into the kitchen.



### Kitchen 5'9" x 8'11" (1.76 x 2.74)

The kitchen is fitted with a range of 'Beech' effect fronted cupboard and drawer base units, heat resistant worksurface over with an inset stainless steel sink unit with drainer, four burner hob, fan assisted oven and extractor fan over, ceramic glazed splashback tiling. Space for an undercounter fridge and freezer. Range of matching wall mounted cupboards over.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, linoleum floor covering.



### Bedroom 15'6" x 8'8" (4.73 x 2.66)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, wall mounted night storage heater, provision of power points, telephone and television point.

A double wardrobe with mirror fronts provide a good degree of hanging rail and storage.



### Bathroom 6'9" x 5'7" (2.07 x 1.71)

Textured ceiling with coving, ceiling light point, extractor fan, wall mounted fan heater, linoleum floor covering.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with useful storage below, low level close coupled wc, bath with thermostatic valves over. Electric heated radiator. Tiled to full height in a ceramic glazed tile.



### Communal Facilities

Communal facilities available to all residents include -

- \* Residents' lounge
- \* A guest suite which may be booked in advance for residents' visitors
- \* Laundry Room

### Residents Lounge

A very spacious and nicely furnished communal lounge is available to residents

### Laundry

The laundry is available to residents

## House Manager

A House Manager is available in the mornings until 1pm.

## Emergency Call System

Pull chords are installed in each room of the apartment and these may be used for maintenance problems in addition to emergencies.

## Entry Phone System

Each apartment is linked to the entry phone system. CCTV coverage of the main door is provided through a TV channel.

## Car Parking

Car parking provision.

## Externally

Beautifully maintained gardens surround the building.

## Tenure Details

We understand that the property is leasehold with the residue of a 125 year lease from 2005 and that a service charge of £1,735.80 per half year and ground rent of £192.50 per half year.

However, these details are to be confirmed by the vendor's solicitor and verified by a buyer's solicitor.

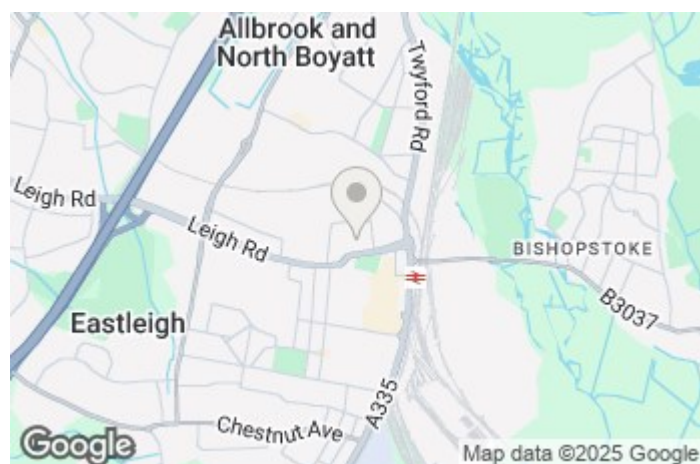
## Location

Fairholme Court is located on Archers Road, just across the central park from the town centre itself and within easy walking distance of the many facilities offered by the town and its transport links. A doctor's surgery is a few hundred yards away.

## Council Tax Band B

## Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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