



101, Allbrook Hill, Eastleigh, SO50 4NA Reduced To £170,000

GROUND FLOOR APARTMENT. A modern 2 bedroom ground floor apartment, one of a small neat block of just four, with two car parking spaces. The block is entered through a private archway from the road to the parking spaces. Bright accommodation with a luxury bathroom, applianced kitchen, gas central heating and double glazing. Fast access into Eastleigh and to the M3.

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

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Accessed by a upvc double glazed door opening onto

ENTRANCE HALLWAY

Smooth plastered ceiling, coving, two ceiling spot lights, a six panelled door opens to a useful storage cupboard housing the electric consumer unit and benefits from a light point. Ceramic glazed tiled floor, single panelled radiator.

KITCHEN AREA 8'4" x 7'0" (2.55 x 2.14)

Of an open plan design.

The kitchen is fitted with a good range of light wood effect cupboard and drawer base units, heat resistant worksurface with a range of matching wall mounted cupboards over. Inset bowl and a half stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner gas hob, electric fan assisted oven. Integrated fridge and separate freezer. Washing machine. Smooth plastered ceiling, coving, six ceiling spot lights, continuation of the ceramic glazed tiled floor.



LOUNGE AREA 12'0" x 9'2" (3.67 x 2.80)

Walk in double glazed bay window to the front aspect. Smooth plastered ceiling, ceiling light point, coving, two wall light points, double panelled radiator, provision of power points, telephone point, Virgin and television point.



BEDROOM 1 10'7" x 7'11" (3.23 x 2.42)

Smooth plastered ceiling, ceiling light point, coving, single panelled radiator, provision of power points, television point. Upvc double glazed patio doors gives access to the rear area of garden.



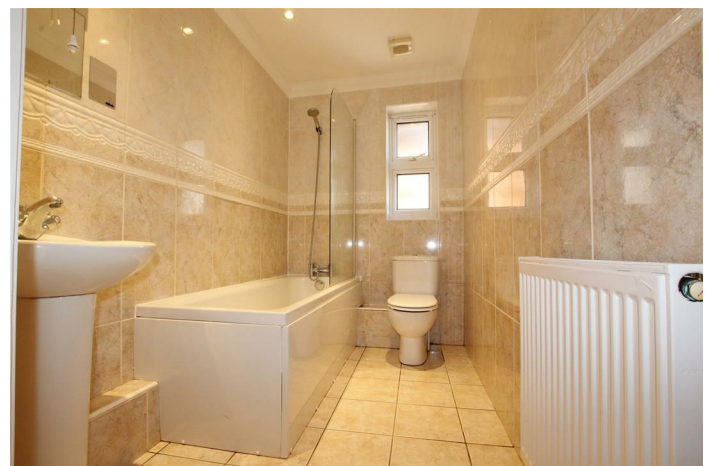
BEDROOM 2 8'7" narrowing to 3'8" x 11'10" (2.64 narrowing to 1.13 x 3.63)

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



BATHROOM 7'11" x 5'1" (2.43 x 1.56)

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc, panelled bath with a glass and shower screen over with mono bloc mixer tap and shower attachment. Smooth plastered ceiling, three ceiling spot lights, coving, extractor fan, obscure upvc double glazed window to the side aspect, Single panelled radiator, ceramic glazed tiled floor and walls. Wall mounted mirror with lighting over.



EXTERNALLY

An are of paved patio provides a very pleasant seating area and is enclosed by a low level wall with wrought iron railings over.



TENURE

Leasehold 125 years from 1 January 2001, 100 Years remaining.

Ground Rent £ 85.00 PA.

Service Charge £875.25 6 monthly paid in advance.

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.

