



53, Drum Road, Eastleigh, SO50 5ST

£200,000

Situated within a purpose-built block, this flat offers the convenience of modern living while being just a short walk from the vibrant town centre, whilst maintaining fast links to the motorway.

This 2 double bedroom ground floor apartment is well presented throughout, fitted with a modern white gloss kitchen, ensuite to master bedroom, with a three piece white family bathroom. The apartment is equipped with gas fired central heating and is also double glazed.

Allocated parking space, with visitor spaces available.

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

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A 2 bedroom ground floor apartment benefitting from an allocated parking space with visitor spaces available.

The block is accessed by a communal security door with intercom entry system. A six panelled door opens to the subject apartment.

Entrance Hallway

Smooth plastered ceiling, two ceiling light points, double panel and a single panel radiator, power point. Wall mounted security entry phone.

All internal doors are of a six panelled design.

A couple of cloaks cupboards open, one housing the electric consumer unit, and the other with useful shelving.

Lounge / Diner

Lounge 13'10" x 10'4" (4.24 x 3.15)

Smooth plastered ceiling, two ceiling light points, double panel radiator, provision of power points, telephone, television and Sky point.

A pair of patio doors open with adjacent full height windows.

Space for a breakfasting table.



Bedroom 1 9'5" x 11'7" (2.88 x 3.54)

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

From here a door leads to an ensuite facility.



Ensuite Shower Room 5'3" x 4'11" (1.62 x 1.51)

Smooth plastered ceiling, ceiling light point, extractor fan, single panel radiator. Laminate floor covering.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with useful storage below, close coupled wc with dual push flush. Shower enclosure with a glass and chrome sliding doors with thermostatic shower within. Behind the wash hand basin and wc is aqua board panelling to half height and to full height within the shower enclosure.

Kitchen 6'7" x 10'4" (2.02 x 3.16)

The kitchen is fitted with a range of white gloss fronted handleless low level base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink with drainer and a mono bloc mixer tap over. Four burner electric hob, hotpoint electric fan assisted oven, space for a tall free standing fridge / freezer and and space and plumbing of a dishwasher. Ceramic glazed black brick effect splashback tiling.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect. Laminate style floor covering, double panel radiator. Behind a wall mounted cupboard a 'Valiant' combination boiler is housed.





Bedroom 2 11'8" x 8'7" (3.56 x 2.64)

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



Family Bathroom 6'4" x 5'5" (1.94 x 1.67)

Smooth plastered ceiling, ceiling light point, extractor fan, upvc obscure double glazed window to the rear aspect, laminate floor covering and a double panel radiator.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, close coupled wc, bath with a glass and chrome shower screen over and thermostatic shower valves within. Splashback tiling behind the wash hand basin and tiled to full height around the bath / shower area (Currently has removable decals on the tiles).



Tenure

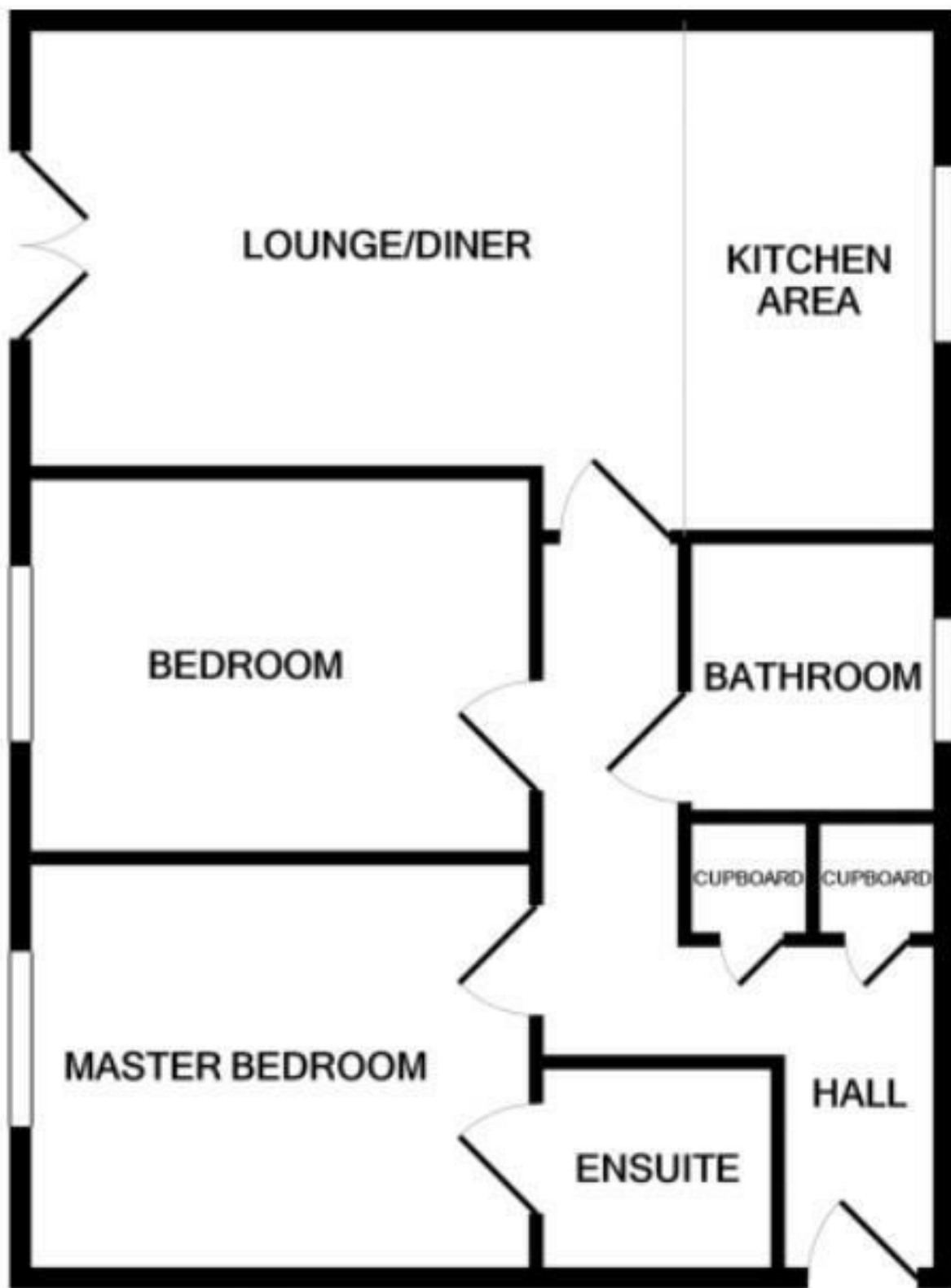
155 years from 1 December 2002, 132 Years Remaining.

Ground Rent £100.00 Per Annum

Service Charge £2,150.42 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	

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	