



30, Rossetti Court, Eastleigh, SO50 4FL
£185,000

SIMILAR PROPERTIES URGENTLY REQUIRED... PLEASE CALL FOR A FREE VALUATION...

A 2 bedroom apartment on the first floor of a small block just 10 minutes walk from busy Eastleigh town centre with its railway station and with fast access to the M3 and M27. Communal gardens, off road parking provision is allocated. The master bedroom has an en suite shower room and the second bedroom is served by a full bathroom. The kitchen with oven, hob & hood is open planned to a spacious sitting room. NO ONWARD CHAIN.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed via a communal entrance with security entry phone and a staircase leading to the first floor landing where a private six panelled door opens to the entrance hallway. Ceilings are plain plastered throughout.

ENTRANCE HALLWAY

With plain plastered ceiling, two light points, a wired in smoke alarm, power point and a telephone point. Wall mounted entry phone. Dimplex radiator. An airing cupboard houses a water heater for the domestic hot water supply and an adjacent cloaks cupboard houses wall mounted electric meters and the fuse box.

LOUNGE / DINING ROOM 15'8" x 10'7" (4.8 x 3.25)

Double glazed window to the front aspect, wall mounted electric radiator, provision of power points, tv and radio aerial points, telephone point, smooth plastered ceiling with a ceiling light point and two wall light points.

A wide opening leads through to a kitchen



BEDROOM 1 13'8" max x 9'5" max (4.17 max x 2.88 max)

Double glazed window to the front aspect, wall mounted electric radiator, smooth plastered ceiling with a ceiling light point. A further door opens to an ensuite shower room.



KITCHEN 10'7" x 6'0" (3.24 x 1.85)

The kitchen is fitted with a range of white gloss fronted cabinets with stainless steel handles and comprises an inset one and a half bowl single drainer stainless steel sink unit with a chrome mono bloc mixer tap, roll edge heat resistant worksurfaces with matching cupboard drawer and base units underneath and a range of matching wall mounted cupboards above. Tiled splashbacks, vinly floor covering. Built in electric fan assisted oven, inset four burner ceramic hob with a concealed extractor hood over. Space and plumbing for an automatic washing machine and space for a tall fridge freezer, provision of power points, smooth plastered ceiling and a ceiling light point.

EN SUITE

Fitted with a two piece white suite comprising shower cubicle with a sliding shower screen and a Myra electric shower tiled to full height, pedestal wash hand basin with a chrome mono bloc mixer tap with tiled splashback, close coupled dual flush wc and an electric heated towel rail. Smooth plastered ceiling with a ceiling light point and extractor fan.



BEDROOM 2 10'7" x 10'4" (3.24 x 3.16)

A second double bedroom with a double glazed window to the rear aspect, wall mounted electric heater, provision of power points, smooth plastered ceiling and a ceiling light point.



BATHROOM 8'1" max x 6'2" max (2.48 max x 1.9 max)

An obscure double glazed window to the rear aspect. Fitted with a three piece white suite comprising panel bath with chrome hand rails with mixer tap and shower attachment, complementary tiled splash backs, pedestal wash hand basin with a chrome mono bloc mixer tap, close coupled dual flush wc. Wall mounted electric towel rail, smooth plastered ceiling, ceiling light point and an extractor fan.



EXTERNALLY

PARKING

Parking is allocated by number to the apartments and further unmarked spaces remain for visitors.

STORAGE AREA

Communal storage areas are provided for bikes, etc.

TENURE

Lease hold with a 150 year lease from 1st Of June 2006, 132 Years remaining.

We undertand from the vendor the following charges apply , these need to be verifired bt the Management Company and the Solicitors...

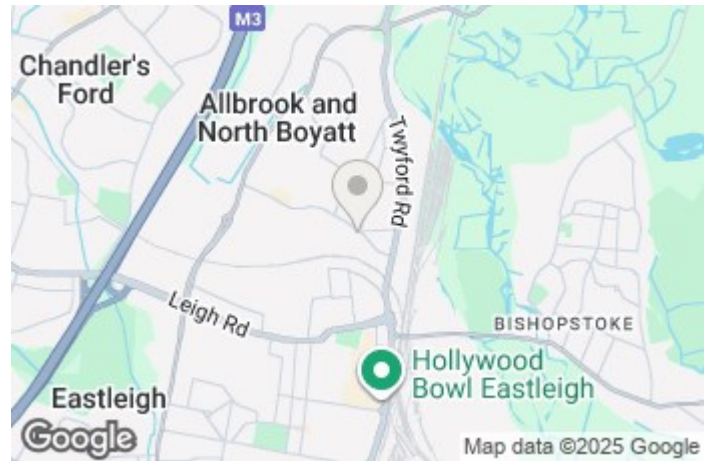
Ground Rent £83.91 paid every 6 momths

Service Charge £1,193.00 per annum

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2010

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		82	82
		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		79	79
(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	