



48, Causton Gardens, Eastleigh, SO50 9PJ

£925 Per Month

High specification and very spacious, a 1 bedroom apartment on the first floor of a stylish block with lift and stair access. Entrance hall, light & spacious living room with doors to a mock balcony, efficient well equipped kitchen with sufficient space for a breakfasting table, stylish three piece white bathroom, large bedroom with wardrobes. Wiring for surround sound is featured to the lounge. Allocated parking space, landscaped development. The town and a mainline railway station are just a comfortable walk away and fast vehicular access is available to both the M3 and M27. Unfurnished and available early June.

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 firm's 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 solid panelled 'Beech' effect door with chrome door furniture; opening onto

Entrance Hallway

Smooth plastered ceiling, coving, two ceiling downlights, single panel radiator. Wall mounted security intercom system, power point and thermostat.

A door opens to a large cupboard providing useful storage and houses the electric consumer unit and meter. A second cupboard opens providing useful cloaks storage with slatted linen shelving and electric bar heater.

Bathroom 7'5" x 5'9" (2.27 x 1.77)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc with dual push, panel bath with thermostatic shower valves. Aquaboard panelling.

Smooth plastered ceiling, six downlights, extractor fan, linoleum floor covering and a single panel radiator.



Bedroom 11'9" x 11'3" (3.60 x 3.43)

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

The room benefits from two fitted wardrobes providing hanging rail and storage.



Lounge 16'10" x 11'1" (5.15 x 3.40)

Smooth plastered ceiling with coving, two ceiling spot lights.

Natural light is provided by upvc double glazed doors opening to a Juliette balcony, provision of power points, television points and a double panel radiator.

From here a large opening leads through to the kitchen.



Kitchen 7'9" x 11'1" (2.37 x 3.40)

The kitchen is fitted with a range of 'Beech' effect cupboard and drawer base units, heat resistant worksurface with a range of matching wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner gas 'Electrolux' hob, matching fan assisted oven. Tall fridge / freezer, space and plumbing for an automatic washing machine. Behind a wall mounted cupboard conceals a 'Glow-Worm' combination boiler.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, linoleum floor covering.



Council Tax Band B



