



Causton Gardens, , SO50 9PJ

£1,200 PCM

A high specification 2 bedroom apartment on the second floor of a stylish block with lift, carefully maintained gardens and with undercroft parking provision. Entrance hall, light & spacious living room with doors to a mock balcony, sophisticated Paul Rose kitchen with fridge/freezer, stainless steel oven, hob & hood,. A white en suite shower room to the master bedroom, full white bathroom. Wiring for surround sound is featured to the lounge. Excellent storage. 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. Available unfurnished Early November.

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The property is located on the third floor and has remote entry access with a key code, there is also a lift in the block. The front door opens to the hallway with smooth and plastered coved ceiling, two large storage cupboards one which houses electric meter, consumer unit and fuse board, The other cupboard provides a good degree of storage benefiting from an electric heater. Access to the roof void which has been partially boarded.

LOUNGE 12'7" x 11'8" (3.84 x 3.58)

A very pleasant and well-proportioned living room benefiting from a pair of upvc double glazed doors giving access to Juliet balcony smooth and plastered ceiling, double panelled radiator, T.V. and N.T.L. point, hard-wired surround sound system, ample power points, archway leads to kitchen.

KITCHEN 12'6" x 7'10" max (3.82 x 2.39 max)

A well fitted kitchen, with a smooth plastered ceiling. Fitted with a good range of floor and wall mounted units with a contrasting heat resistant roll top work surface. Inset is a stainless steel sink unit with a bowl and a half and a mono bloc mixer tap over, built in Bosch electric fan assisted oven with Bosch electric four ring hob, extractor hood and light over. Integrated Bosch dishwasher, space and plumbing for an automatic washing machine, provision of power points and a ceramic glazed floor. Concealed Glow worm combination boiler.

BEDROOM 1 15'5" max x 12'2" max (4.70m max x 3.71m max)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, double panelled radiator, provision of power points, tv and NTL point. A double built in wardrobe with solid doors provides a good degree of hanging rail and storage. A solid panel door leads through to an en suite shower room.

ENSUITE 6'5" max x 5'6" (1.96m max x 1.68m)

The en suite is fitted with a three piece white suite comprising pedestal wash hand basin, lowlevel WC, enclosed shower cubicle with aqua panelling. Shavers point. Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, single panelled radiator

BEDROOM 2 12'6" x 8'8" (3.83 x 2.65)

Smooth plastered ceiling, ceiling light point, Upvc double glazed window to the side aspect, double panelled radiator, provision of power points, TV and NTL point.

BATHROOM 7'4" x 6'3" (2.25 x 1.91)

The bathroom is fitted with a three piece white suite comprising lowlevel WC, wash hand basin, panelled bath with shower attachment and aqua panelling to the principle areas. Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, double panelled radiator.

EXTERNALLY

Pleasant communal grounds surround the property.

PARKING

A parking space is allocated within a covered car port area with visitor parking also available.



