



## 37, Elkins Square, Eastleigh, SO50 8HF £1,200 PCM

Light & pleasant 2 bedroom, 2 bathroom accommodation on top (2nd) floor of contemporary building overlooking communal gardens. Applianced kitchen. Carport. Unfurnished and available end of mid November.

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

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A large 2 bedroom located on the first floor accessed via a security entry phone system. A solid panel opens to

### **Entrance Hallway**

Smooth plastered ceiling, ceiling light point, access to the roof void. Upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

A door opens to a storage cupboard housing a Worcester Bosch combination boiler and storage, a second cupboard opens housing the electric consumer unit and meter.

All doors are of a solid panel design.

### **Lounge / Diner 14'11" x 11'5" (4.55 x 3.49)**

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

A large archway leads through to the kitchen.

### **Kitchen 11'5" x 7'3" (3.49 x 2.21)**

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, linoleum floor covering. The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap. Four burner gas hob, with stainless steel splashback with a chimney style extractor hood over. Low level electric fan assisted oven. Beko washing machine and an integrated fridge / freezer.

### **Master Bedroom 10'4" x 11'1" (3.15 x 3.39)**

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

From here a door leads to an ensuite shower room.

### **Ensuite Shower Room 5'11" x 5'6" (1.82 x 1.70)**

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, corner shower enclosure with thermostatic shower valves within.

Smooth plastered ceiling with coving, ceiling light point, extractor fan, single panel radiator, linoleum floor covering.

### **Bedroom 2 10'3" x 9'10" (3.13 x 3.02)**

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

### **Bathroom 6'5" x 7'1" (1.98 x 2.18)**

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

Fitted with a pedestal wash hand basin, close coupled wc, panelled bath. Ceramic glazed half height tiled walls.



