



**Maxton House, Wells Road, Eastleigh, SO50 5FY**  
**£1,100 PCM**

SELF CONTAINED two bedroom apartment , very close to the town centre with its mall, rail and bus stations, and with fast access to the M3 & M27. The accommodation provides kitchen, living room, and shower room. The property is double glazed and gas central heating is installed. A parking space is allocated suitable for a small car. Unfurnished and Available Now.

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

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A second floor apartment.

The property is accessed via a solid panel door opening to

### Entrance Hallway

Smooth plastered ceiling, ceiling light point, power point.

### Lounge / Kitchen 21'10" x 12'6" widening to 17'5" (6.67 x 3.83 widening to 5.33)

Spacious and of an open plan design.



### Lounge Area

Smooth plastered ceiling, three ceiling light points, access to the roof void. Natural light is provided by two upvc double glazed windows to the front aspect and two 'Velux' style windows. Two double panel radiators, provision of power points. Heating control thermostat.

The room centres on a fireplace with an 'Adam' style mantle and surround.



### Kitchen

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 over. Four burner electric hob with a stainless steel extractor hood over and a 'Beko' electric fan assisted oven.

'Samsung' washing machine, linoleum floor covering. Upvc double glazed window to the side aspect, three downlighters.



### Bedroom 1 20'9" x 9'7" widening to 14'0" (6.34 x 2.94 widening to 4.27)

Smooth plastered vaulted ceiling, two ceiling light points, natural light is provided by two upvc double glazed windows to the rear aspect, 'Velux' style window and also a upvc double glazed window to the side aspect, provision of power points. Wash hand basin set within a vanity unit.



### Bedroom 2 12'4" max x 9'6" (3.78 max x 2.91)

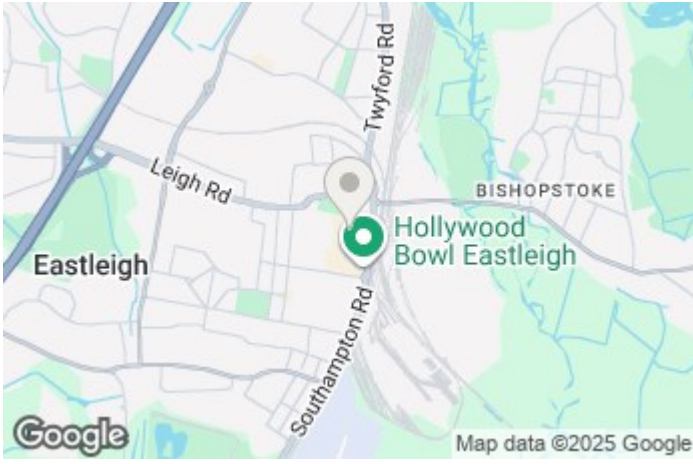
Smooth plastered vaulted ceiling, ceiling light point, upvc double glazed upvc window to the side aspect, double panel radiator and a provision of power points.




### Shower Room 7'10" x 6'4" (2.39 x 1.94)

Smooth plastered vaulted ceiling, ceiling light point, extractor fan, 'Velux' style window, linoleum floor covering and a chrome heated towel rail.

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, quadrant shower enclosure with a glass and chrome sliding screen and thermostatic valves within.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		