



8, Romsey Road, Eastleigh, SO50 9DD
£1,200 PCM

Within comfortable walking distance of the town itself and a mainline (London Waterloo) railway station, a delightful 2 bedroom ground floor apartment in a smart, modern block. A light and bright apartment of entrance hall, 12'4" x 15'10"lounge with sliding glazed doors onto an area of patio. A generous master bedroom suite with ensuite shower, and a second bedroom served by a white three piece bathroom. Gas central heating is provided and the property is double glazed throughout for warmth & comfort. Available Now.

Within easy walking distance of the town centre itself and a mainline railway station, a very neat 2 bedroom ground floor apartment in a smart modern block. Entrance hall, dual aspect sitting room with a glazed door to a small patio, appliances kitchen, 2 bedrooms, the master en suite, and a full bathroom. Gas central heating, double glazing, parking provision.

The property is accessed via a communal entrance with security entryphone system. A private six panelled door opens to the entrance hallway of the subject apartment.

Entrance Hallway

Security entry phone system, wall mounted heating control thermostat, single panel radiator,

A door opens to a cupboard housing the hot water cylinder.

Lounge 12'5" x 15'8" (3.8 x 4.8)

Smooth plastered ceiling with coving, A light and bright dual aspect room benefiting from double glazed sliding doors onto an area of patio and a double glazed window to the side. Single panel radiator, Provision of power points and television point.

From here double doors open to the kitchen.



Kitchen

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. 'Electrolux' electric oven, matching electric hob with an extractor hood over. Space for a fridge / freezer, integrated dishwasher and automatic washing machine/dryer.



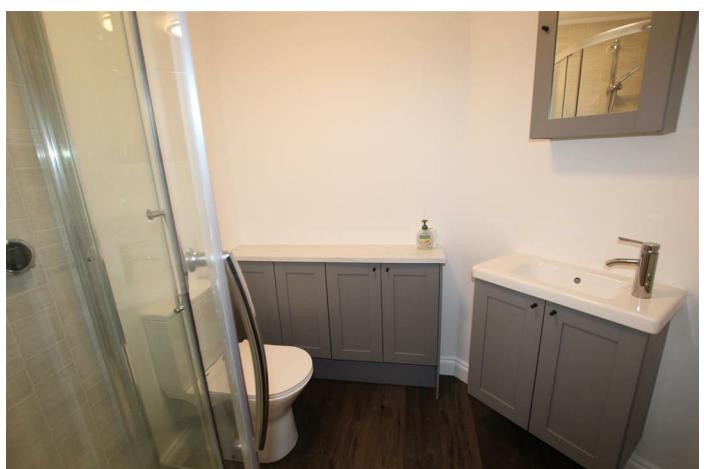
Master Bedroom 11'1" x 14'9" (3.4 x 4.51)

Smooth plastered ceiling with coving, ceiling light point, double glazed window to the rear aspect, provision of power points.



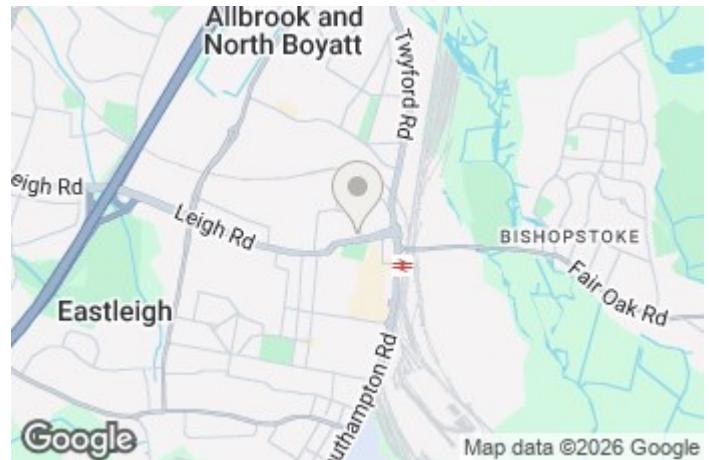
Ensuite 5'9" x 6'8" (1.77 x 2.05)

A three piece suite comprising wash hand basin built in a vanity unit with mixer tap over, low level wc, shower enclosure. Smooth plastered ceiling, extractor fan, heated towel rail



Bedroom 2 13'9" x 8'10" (4.2 x 2.7)

Smooth plastered ceiling with coving, double glazed window to the rear, provision of power points, radiator, A cupboard within this room houses a 'Valiant' boiler.



Family Bathroom 8'10" x 4'11" (2.7 x 1.5)

Smooth plastered ceiling with coving, Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment. Wc, pedestal wash hand basin, radiator



Parking

Allocated parking space

Communal Grounds

Communal Grounds surround the property



Council Tax Band C

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	