



Flat 9, Oakdene Gardens Fair Oak Road, Fair Oak - SO50 7AL

Offers Over £132,500

WHITE & GUARD

Oakdene Gardens Fair Oak Road, Eastleigh

INTRODUCTION

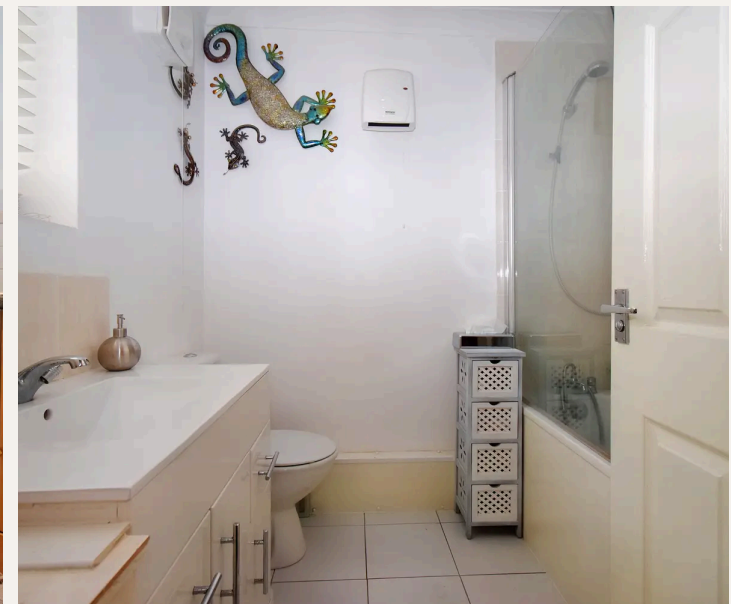
Rarely to the market and offered with no forward chain is this ground floor, one double bedroom apartment in the highly sought-after location of Fair Oak village.

The accommodation on offer briefly comprises of an entrance hall, lovely bright lounge/dining room with French doors leading to the communal grounds, modern fitted kitchen, spacious double bedroom with wardrobes and modern bathroom suite. We anticipate a high level of interest, and an early viewing is highly recommended.

LOCATION

Fair Oak is ideally situated close to the pretty villages of Bishops Waltham and Botley which has a mainline railway station and is also conveniently close to Eastleigh's thriving town centre, Hedge End and its popular retail park that includes Marks & Spencer and Sainsbury's with all main motorway access routes being within easy reach.

- NO FORWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- GROUND FLOOR
- PRIVATE FRONT DOOR
- FRENCH DOORS TO COMMUNAL GARDENS
- COMMUNAL GROUNDS
- DOUBLE BEDROOM
- TENURE - LEASEHOLD
- EPC - D
- EASTLEIGH COUNCIL - BAND B
- OFF ROAD PARKING





INSIDE

The property is accessed by your own private front door straight from the central courtyard.

Upon entering the property, you are welcomed by a spacious and very well-presented entrance hall which benefits from a large storage cupboard and doors leading to all rooms. A door to one side leads through to the modern fitted kitchen that has a window to the front aspect and is laid to carpet.

The kitchen has been fitted with a range of wall and base units with cupboards and drawers under with complimentary worktops, and benefits from an integrated electric oven, electric hob with extractor over, with space for a fridge/freezer and space and plumbing for a washer/dryer and dishwasher.

A further door at the end of the entrance hall leads through to the lovely bright & spacious lounge/dining room which benefits from a window to the side aspect and French doors to one end, with space for a large sofa and dining room table and chairs, with an electric radiator to one wall, TV point and various power points.

There is a large double bedroom with a window to the rear aspect and is laid to oak effect flooring, with built-in double wardrobe, space for further bedroom furniture and electric radiator to one wall. The modern bathroom is well presented and comprises a panel enclosed bath with glass screen and shower over, wash hand basin set in vanity unit, and low-level WC.

OUTSIDE

The property has French doors opening to the south facing communal grounds, with the additional benefit of a resident's car park.



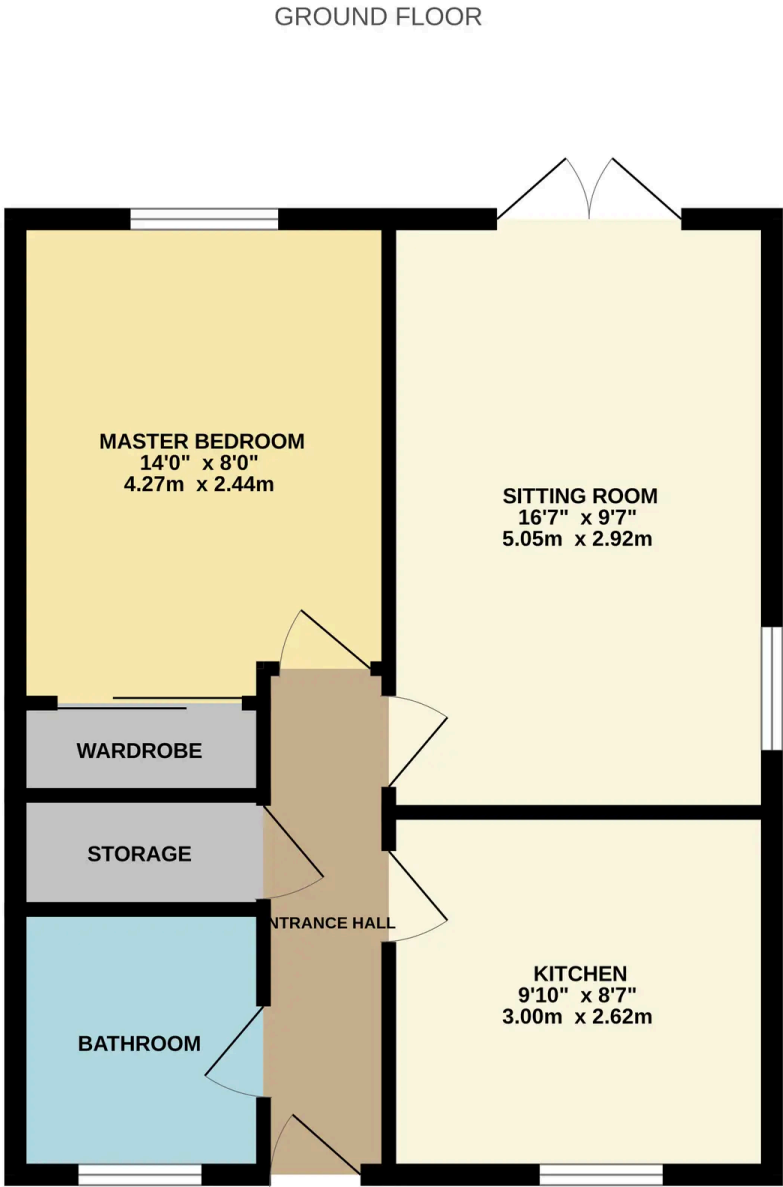
- Remaining Lease - 96 Years
- Ground Rent - £350 PA
- Service Charge - £203 PM
- Water included in Ground Rent.

We have been advised by the vendor as to the above lease details and charges. Further clarification to be sought from Solicitors.

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Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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