



Flat 5, Oakdene Gardens Fair Oak Road, Fair Oak - SO50 7AL

Offers Over £130,000

WHITE & GUARD

Flat 5

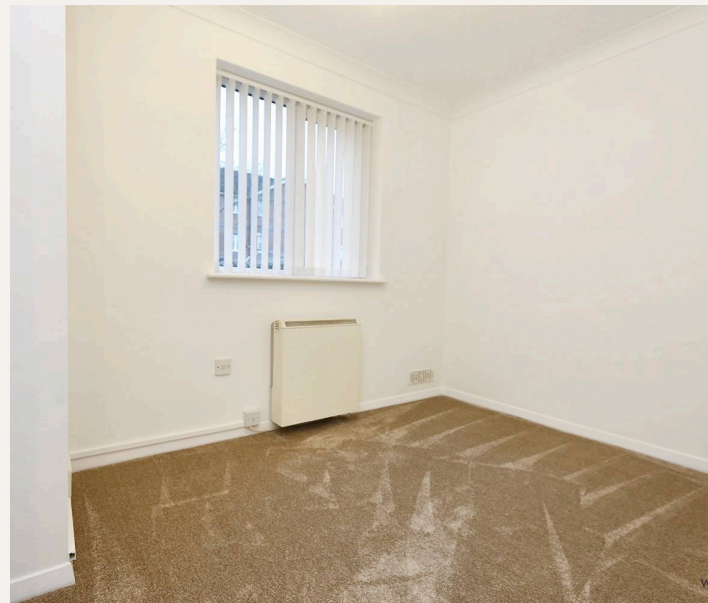
Oakdene Gardens Fair Oak Road, Eastleigh

Offered with no forward chain, this ground-floor, two-bedroom apartment is located in the highly sought-after Fair Oak village. Ideally situated within walking distance of local transport links, amenities, and parks, this property provides a perfect blend of comfort and convenience. The accommodation briefly comprises an entrance hall, a bright and welcoming lounge/dining room with newly installed flooring and carpeting, a fitted kitchen with a recently installed boiler, a spacious bedroom with built-in wardrobes, and a generously sized wet room.

LOCATION

The property is conveniently located near Fair Oak village, within walking distance of local schools, shops, and amenities. It falls within the catchment area for Fair Oak Infant and Junior Schools, as well as Wyvern College, which caters to students aged 11–16 and holds academy status. The charming neighboring villages of Bishops Waltham and Botley are a short drive away. Additionally, Eastleigh town center, with its mainline railway station, is nearby, along with Southampton Airport and the M27 motorway, providing easy access to Southampton, Winchester, Chichester, Portsmouth, Guildford, and London.

- NO FORWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- TWO BEDROOM APARTMENT
- EASTLEIGH COUNCIL BAND B
- EPC RATING D
- LEASEHOLD
- GROUND FLOOR
- NEW FITTED CARPETS
- FITTED KITCHEN
- COMMUNAL GARDENS
- PARKING





INSIDE

The property is accessed via a private front door that opens directly onto the central courtyard. Upon entering, you are greeted by a spacious and well-presented entrance hall, featuring newly laid oak-effect flooring. This area includes a convenient storage cupboard housing a recently installed water heater tank (December) and provides access to all rooms. To one side of the hall, a door leads to a generously sized wet room. Adjacent to this is the fitted kitchen, which benefits from a window that fills the space with natural light. The kitchen offers a range of wall and base units with cupboards and drawers, complemented by modern worktops. It comes equipped with a new integrated electric oven, an electric hob with an extractor hood, and spaces for additional appliances such as a fridge/freezer, washer/dryer, and dishwasher. At the end of the entrance hall, a door opens into the bright and airy lounge/dining room. This inviting space features a front-facing window, providing ample natural light. It offers plenty of room for a large sofa and dining table, as well as an electric radiator, a TV point, and multiple power outlets, creating a cozy yet functional living area. The main bedroom is generously sized, featuring a front-facing window, new carpeting, and a built-in double wardrobe, with additional space for bedroom furniture. The room is heated by an electric radiator. The second bedroom also boasts new carpeting, an electric radiator, and a window overlooking the rear. The modern bathroom is well-presented, featuring a panel-enclosed bath with a glass screen and overhead shower, a wash hand basin set within a vanity unit, and a low-level WC.

OUTSIDE

The property benefits from ample parking to the rear and access to a communal garden area with drying lines. Additionally, each floor offers its own laundrette for the convenience of residents.



SERVICES: Water, electricity and mains drainage are connected.

Please note that none of the services or appliances have been tested by White & Guard.

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

ADDITIONAL INFORMATION

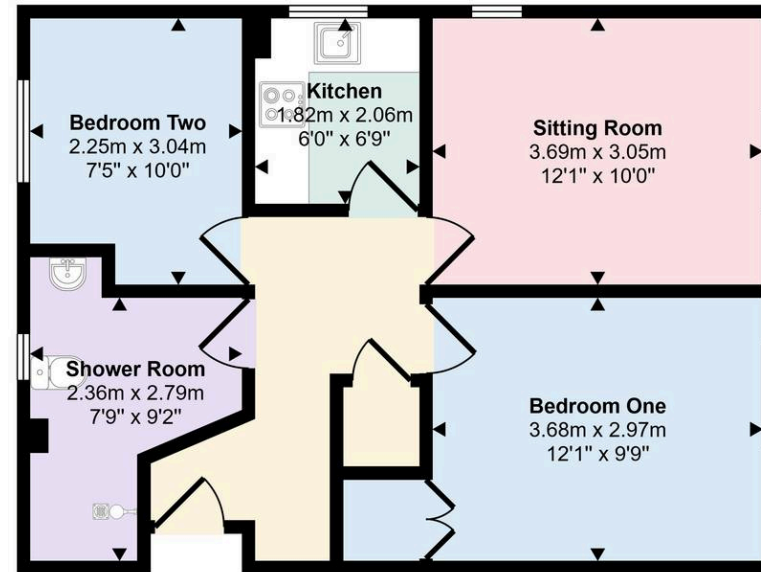
- Remaining Lease: 94 years
- Ground Rent: £100 per annum
- Service Charge: £234 per month

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area
49 sq m / 525 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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