



Flat 9, Anfield Court Anfield Close, Fair Oak - SO50 7LF

Offers in Region of £235,000

WHITE & GUARD

Flat 9

Anfield Court Anfield Close, Eastleigh

A rarely available and well-presented two-bedroom ground floor apartment set within the popular area of Fair Oak, close to local shops and amenities, the property also benefits from attractive well maintained gardens, a garage and private parking. Accommodation briefly comprises; fitted kitchen, light and airy sitting room, good size master bedroom, further bedroom and well-appointed shower room. Outside there are communal gardens, parking and a garage. The property is offered with a share of freehold and no forward chain, making this a perfect first time buy or a downsize.

LOCATION

The property is located just a few minutes from Fair Oak village and is within catchment for Fair Oak's primary schools and only minutes away from Wyvern College which caters for 11-16-year-olds and has academy status. Hedge End's retail park, which includes M&S and Sainsburys, is also nearby, as is Eastleigh's thriving town centre, which offers a broad range of shops and amenities including a mainline train station. Southampton Airport and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND B
- EPC RATING C
- SHARE OF THE FREEHOLD
- NO FORWARD CHAIN
- WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT
- FITTED KITCHEN
- SITTING ROOM
- COMMUNAL GARDENS
- GARAGE & PARKING





INSIDE

The block is approached via a pathway leading to a communal door and through to the communal entrance hall which is accessed via a secure telephone entry system. The front door of the property then leads directly through to the inviting entrance hall, which has been laid to carpet and has a wall mounted telephone intercom system, airing cupboard to one side and doors leading to all principal rooms.

A door to one side leads to the light and airy sitting room which has a double glazed window to the front aspect and is laid to carpet. There is a radiator to one wall, TV point and various power points.

An opening from the hall then leads through to the kitchen which has a double-glazed window to the front aspect and has been fitted with a range of wall and base units, with one and a half bowl sink and drainer with mixer tap over and complimentary work surfaces. There is an integrated electric double oven and gas hob, with space and plumbing for an automatic washing machine, fridge/freezer and microwave.

Bedroom one is a good size double room with large double glazed window overlooking the communal gardens with plenty of space for freestanding bedroom furniture and laid to carpet, bedroom two is again a good size and also overlooks the gardens with radiator to one wall. The shower room is fully tiled and has been fitted with a modern suite comprising of a shower cubicle, pedestal wash hand basin, low level WC and heated towel rail.

OUTSIDE

To the front of the property there is both residents and visitors parking, to the side of the block there is pedestrian access to the communal gardens and garage, the garage is within a small block with off road parking for two vehicles to the front and up and over door. To the rear there are well maintained communal gardens.



Length of lease is 105 years

The annual service charge amounts to £1,700, payable in two instalments of £850 every six months.

SERVICES:

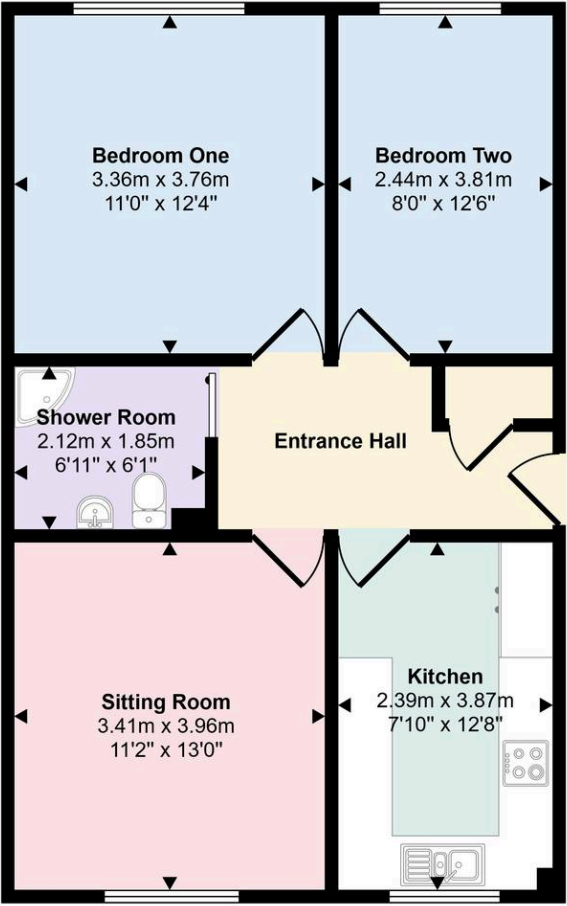
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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

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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
58 sq m / 629 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.



Property
Redress
Scheme







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