



Flat 3, Anfield Court Anfield Close, Fair Oak - SO50 7LF

In Excess of £215,000

WHITE & GUARD

# Flat 3

## 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
- SHARE OF FREEHOLD
- EPC ORDERED
- TWO BEDROOM GROUND FLOOR APARTMENT
- MODERN KITCHEN
- LOUNGE
- SHOWER ROOM
- COMMUNAL GARDENS
- PARKING & GARAGE





## 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 bay window to the front aspect which floods in lots of light making the room feel light and airy. The kitchen is alongside this and has a double glazed window to the front aspect and has been fitted with a range of matching wall and base units, with complimentary work surfaces with an inset stainless steel sink. There is an integrated mid height electric double oven and gas hob with an extractor hood over and then space and plumbing for a washing machine, fridge and freezer. Bedroom one is a good size double room with large double glazed window overlooking the communal gardens and benefits from a range of fitted bedroom furniture, bedroom two is again a good size and has a fitted wardrobe to one corner and also overlooks the gardens. The modern shower room has a double glazed frosted window to the side aspect and has been fitted with a modern suite comprising of a double walk in shower cubicle, gloss white vanity unit with storage and an inset wash hand basin, a back to wall 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 unallocated off-road parking for vehicles to the front and up and over door. To the rear there are well maintained communal gardens.



## SERVICES:

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

Broadband : 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.

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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.



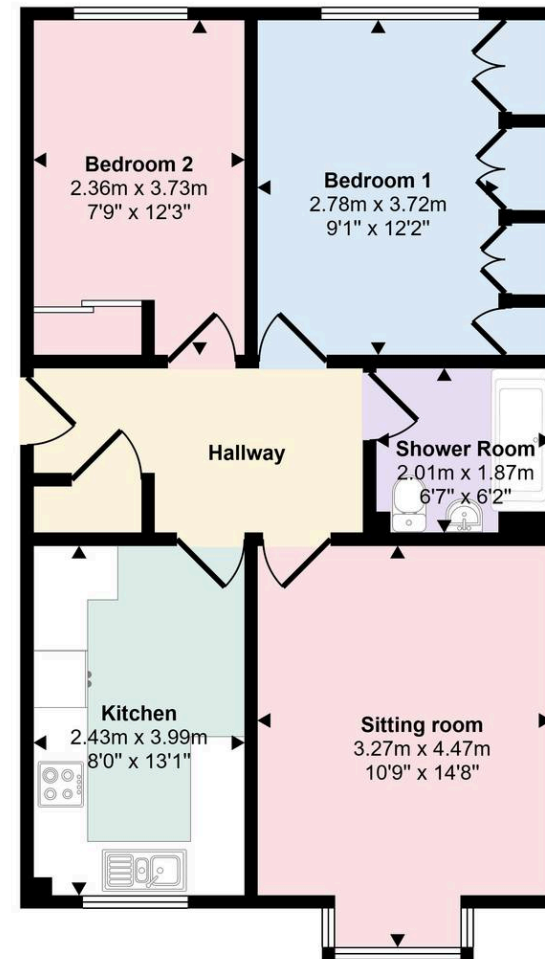
**rightmove**

**PRS** Property Redress Scheme

**Zoopla**



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.