



**Connells**

George Raymond Road  
Eastleigh



### Property Description

Welcome to your spacious sanctuary in the heart of Eastleigh! This elegant two bedroom first-floor apartment boasts the perfect blend of comfort and style.

Step into the open-plan kitchen and lounge, where natural light floods in, accentuating the airy ambiance.

Admire the Juliet balcony, inviting the outdoors in..

Retreat to the master bedroom with its luxurious en-suite, offering a private oasis of relaxation.

The second bedroom provides ample space for guests or a home office, while the additional bathroom ensures convenience for all.

Well- maintained throughout, this home is a testament to care and attention to detail. With allocated parking and access to a communal garden, convenience and serenity await just outside your door.

Nestled within reach of Eastleigh's vibrant amenities, yet tucked away from the hustle and bustle, this property offers the best of both worlds. Sold with no chain, your new beginning awaits in this delightful home.

### Entrance Hall

Radiator. Storage cupboard housing fuse box/meters. Wooden floors. Intercom.

### Kitchen Lounge Diner

24' 6" x 11' 2" (7.47m x 3.40m)

Open plan Kitchen, lounge and diner. Double doors from hallway. Double glazed window to side aspect. Juliet balcony. Modern fitted kitchen with wall and base units. Integrated dishwasher, gas hob and oven. Space for washing machine and fridge freezer. Two radiators. Wooden floors. TV port.

## Bedroom 1

9' 3" not into bay x 8' 5" (2.82m not into bay x 2.57m)  
Double glazed bay window to side aspect.  
Wooden flooring, TV port

## En-Suite

WC. Shower cubicle. Wash hand basin.  
Shaving port. Extractor fan.

## Bedroom 2

9' 7" x 6' 9" (2.92m x 2.06m)  
Double glazed window to side aspect.  
Wooden flooring. Radiator.

## Bathroom

Double glazed window to side aspect. Bath.  
WC. Wash hand basin. Shaving port.  
Spotlights. Extractor fan.

## Outside

Communal Garden.  
Allocated underground parking. Visitor spaces.

## Agent Notes

No Chain  
Ground rent and service charges apply.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

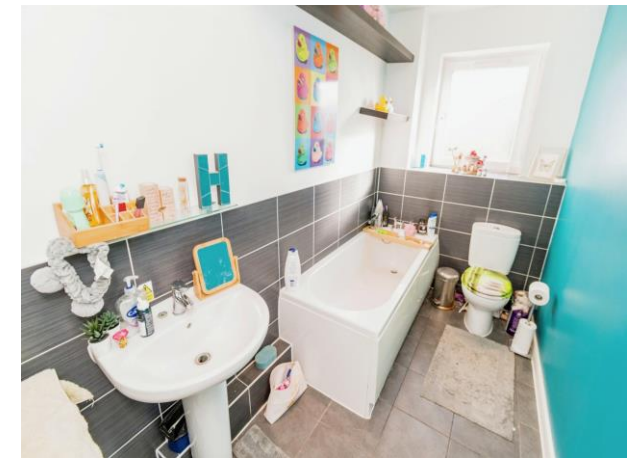
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**EPC Rating: B**

**view this property online [connells.co.uk/Property/EGH308342](http://connells.co.uk/Property/EGH308342)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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