



Connells

Causton Gardens
Eastleigh



Property Description

Welcome home to this charming two-bedroom first-floor apartment nestled in the highly sought-after area of Eastleigh. Boasting an abundance of space, it features a generously sized lounge adorned with a delightful Juliet balcony, perfect for enjoying a morning coffee or basking in the evening breeze.

The modern kitchen beckons culinary adventures, while two double bedrooms offer comfort and relaxation.

The master bedroom indulges with its own ensuite, ensuring privacy and convenience.

With double glazing and central heating throughout, every corner exudes warmth and comfort.

Embrace the ease of living with no chain attached, while the front and rear communal gardens offer serene retreats amidst nature. Additionally, allocated parking adds to the convenience of urban living.

Come experience the epitome of contemporary living in this desirable Eastleigh abode.

Entrance To Block

Stairs to 1st floor. Lift access

Entrance Hall

2x Built in storage cupboards, 1 housing meter and consumer unit. Radiator. Telephone intercom.

Lounge

16' 3" x 11' 1" (4.95m x 3.38m)
Double glazed window to side of aspect. Juliet balcony to rear of aspect. Radiator. TV and telephone port.

Kitchen

11' 2" x 7' 4" (3.40m x 2.24m)
Double glazed window to side of aspect. Fitted kitchen with wall and base units. Stainless steel sink and drainer into work top. Fitted gas hob and electric oven with ext fan. Space for washing machine, dishwasher and fridge freezer. Boiler on wall found within cupboard.

Bedroom 1

12' 7" x 11' 2" (3.84m x 3.40m)
Double glazed window to rear of aspect. Built in double wardrobe. TV and telephone port. Radiator. Leads to en-suite.

En-Suite

WC. Wash hand basin. Double shower. Shaving port. Gas heated towel rail. Ext fan.

Bedroom 2

14' 2" x 10' 2" (4.32m x 3.10m)
Double glazed window to rear of aspect. Radiator. TV port and telephone line.

Bathroom

WC. Floating wash hand basin. Bath with shower over. Mixer taps. Fitted cabinet. Shaving port. Radiator. Ext fan.

Outside

Front and rear communal gardens.
Allocated parking for one car.

Agent Notes

Juliet balcony looks over kids play park.
Block has outside bin store.
Service charges apply.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: B

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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