



Connells

The Orchard Chamberlayne Road
Eastleigh



Property Description

This beautifully maintained first-floor flat in Eastleigh offers spacious and modern living. The flat features a bright lounge diner with a Juliet balcony, seamlessly connected to a fully fitted kitchen, perfect for open-plan living. It includes two generous bedrooms, with the master bedroom benefiting from an en-suite, and an additional well-appointed bathroom. Outside, you'll find allocated parking. Located in a desirable area near Eastleigh town centre with excellent travel links, this flat is an ideal first-time buy or investment opportunity. Offered with no onward chain.

Entrance Hall

Intercom. Radiator. 2 Storage cupboards with shelving.

Lounge Diner

14' 2" max x 11' 3" (4.32m max x 3.43m)
Double glazed window to front aspect. Juliet balcony. TV port. Telephone port. Radiator.

Kitchen

8' 3" max x 7' 5" (2.51m max x 2.26m)
Double glazed window to front aspect. Fitted kitchen with wall and base units. Space for appliances. Gas hob. Extractor fan. Boiler in cupboard.



Bedroom 1

12' 2" not into excess x 10' 9" (3.71m not into excess x 3.28m)
Double glazed window to side aspect.
Radiator. TV port. Carpet.

En-Suite

Shower cubicle. WC. Vanity sink. Extractor fan. Radiator.

Bedroom 2

11' 5" into excess x 10' 4" (3.48m into excess x 3.15m)
Double glazed window to side aspect.
Radiator. Carpet.

Bathroom

WC. Vanity sink. Bath. Radiator. Extractor fan.

Outside

One allocated parking space. Bike and bin storage.

Agent Notes

Ground rent £500 pa
Service charges £1493.74 pa





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

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/EGH307945

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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