



Connells

Alexander Square
Eastleigh



Property Description

Welcome to this charming and contemporary ground floor apartment in the heart of Eastleigh.

This modern residence boasts a spacious and inviting lounge diner with a Juliet balcony, where natural light floods the room creating a warm and welcoming atmosphere.

Step into the modern kitchen equipped with appliances and ample counter space.

The two double bedrooms are a serene retreat with plenty of space for your comfort and storage needs, with the master bedroom benefiting an en-suite.

The second bathroom is equally modern, featuring contemporary fixtures and a soothing ambiance for your daily needs.

One of the standout features of this apartment is the allocated parking space providing convenience and peace of mind. Additionally, the apartment's location is a real gem, being close to the town centre explore the vibrant community, enjoy shopping, dining and entertainment options.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Radiator. Storage cupboard. Intercom. Airing cupboard.

Lounge

13' 9" max x 11' 1" (4.19m max x 3.38m)
Juliet balcony with garden views.
Radiator. TV & Internet port. Carpet.

Kitchen

11' 7" max x 6' 9" (3.53m max x 2.06m)
Fitted kitchen with wall and base units.
Integral electric hob and oven.
Extractor fan. Wooden flooring. Opens to lounge diner.

Bedroom 1

12' 3" x 9' 9" (3.73m x 2.97m)
Double glazed window to rear aspect.
Radiator. Carpet. TV port.

En-Suite

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

Bedroom 2

12' 7" x 8' 3" (3.84m x 2.51m)
Double glazed window to rear aspect.
Radiator. TV port. Carpet.

Bathroom

WC. Wash hand basin. Bath with shower
over. Radiator. Extractor fan.

Outside

Allocated parking space and guest parking.
Communal garden area.





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/EGH308572

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2008. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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