



**Connells**

Bright Wire Crescent  
Eastleigh



### Property Description

This well presented one bedroom purpose built modern ground floor apartment offers excellent accessibility to the centre of Eastleigh. The property comprises 14' sitting /dining room, generous bedroom with built-in wardrobes and en-suite bathroom, comprehensively fitted kitchen and separate cloakroom. Externally, the home enjoys the use of one private allocated parking space with a further shared "visitors" space. The home is presented to high standard throughout and is offered for sale with no forward chain.

Other Information -

Tenure: - Leasehold

Ground Rent: - £75.00 every 6 months

Maintenance Charge: - Approximately £350.00 every 6 months

Approximate Age: - 2005

Approximate Area: - 45.9sqm/494sqft

Sellers Position: - No forward chain

Heating: - Electric

Windows: - UPVC double glazed windows

Local Council: - Eastleigh Borough Council -

Council Tax: - Band B

### Lounge/ Diner

14' 7" x 10' 8" ( 4.45m x 3.25m )  
Front door to the property, Double glazed window to the front, built in storage under the stairs, electric radiator, electric fireplace, TV and Telephone ports.

### Cloakroom

WHB, WC, electric radiator, extractor fan and partly tiled.

### Kitchen

8' 5" x 8' ( 2.57m x 2.44m )  
Double glazed window to the side, Modern fitted kitchen with wall and base units. Fitted electric hob with electric oven and ext hood. Space for fridge freezer, washing machine. Stainless steel sink and drainer fitted into the worktop with a tiled splashback.

## Bedroom 1

12' 7" x 11' 6" ( 3.84m x 3.51m )  
Double glazed window to the rear. Modern fitted wardrobes, TV, Telephone port and electric radiator.

## En-Suite

Bath with mixer taps, vanity sink and unit, WC, Electric towel rail, shaving port and partly tiled.

## Outside

Allocated parking for one plus additional visitors parking bays.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/EGH308390](http://connells.co.uk/Property/EGH308390)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2002. 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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