



**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.

## 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.

## Agent Note

Ground rent and 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](http://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 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.

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