



**Connells**

Oakdene Gardens Fair Oak Road  
Fair Oak Eastleigh



# Oakdene Gardens Fair Oak Road Fair Oak Eastleigh SO50 7AL

for sale guide price  
**£140,000**



## Property Description

This two-bedroom upper floor flat in Fair Oak offers a wonderful opportunity for investors or first-time buyers.

The property comprises a spacious lounge diner, a fitted kitchen, two generously sized bedrooms, and a bathroom.

While in need of some modernisation, this flat presents a blank canvas for personal touches and improvements. Additionally, it benefits from a "no chain" sale, ensuring a smooth and quick transaction.

Situated in a great location, this flat provides convenient access to local amenities and transport links.

Don't miss out on this excellent investment opportunity!

## Entrance Hall

Airing/storage cupboard.

## Lounge Diner

16' 8" x 9' 5" ( 5.08m x 2.87m )

Two double glazed windows to side aspect. Electric heater.

## Kitchen

6' 6" x 5' 7" ( 1.98m x 1.70m )

Fitted kitchen with wall and base units. Integral oven and hob. Extractor fan.

## Bedroom 1

12' 2" x 7' 9" ( 3.71m x 2.36m )  
Double glazed window to side aspect.

## Bedroom 2

9' 10" x 6' ( 3.00m x 1.83m )  
Double glazed window to side aspect.

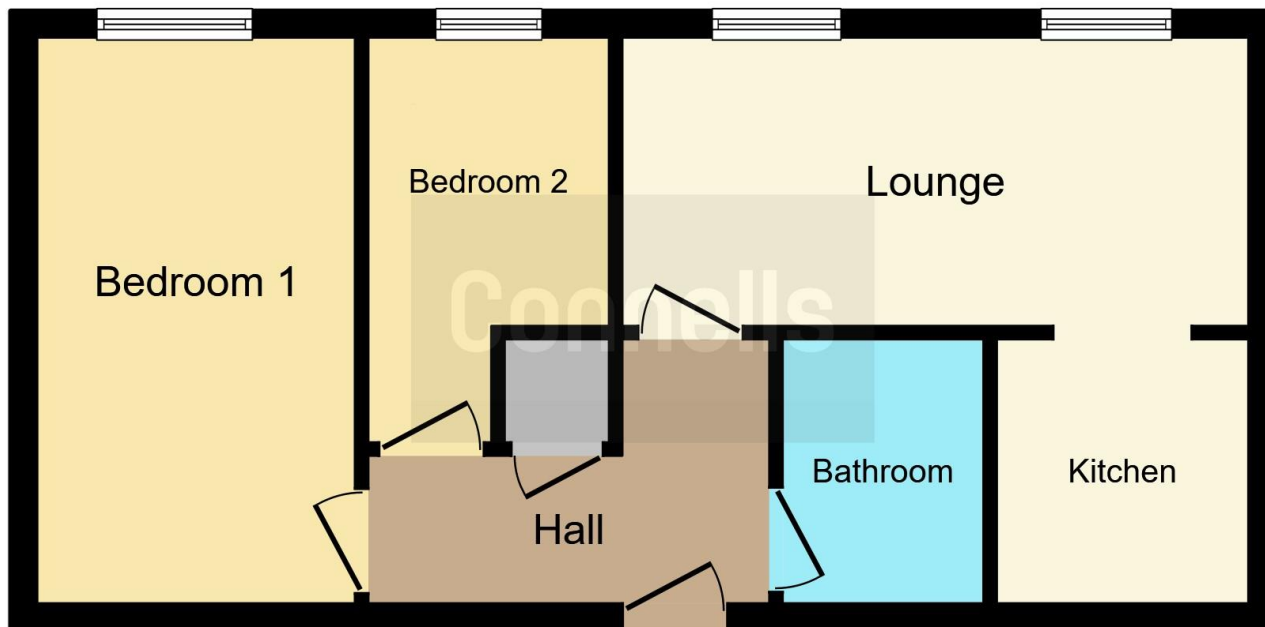
## Bathroom

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

## Outside

Communal car park.





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 Council Tax  
 Band: B

Service Charge:  
 4657.44

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309057](http://connells.co.uk/Property/EGH309057)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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