



**Connells**

Somers Way  
Eastleigh



### Property Description

A beautifully presented and spacious two-bedroom upper floor apartment, ideally situated in Eastleigh and offering modern living with excellent local amenities nearby.

This well-maintained home features a welcoming entrance hall with useful storage, leading through to a generous open-plan lounge/diner. Floor-to-ceiling windows flood the living space with natural light and open onto a private balcony with pleasant views over surrounding greenery - the perfect spot to relax.

The contemporary kitchen is fitted with stylish units and an integrated oven, offering both practicality and modern appeal. There are two good-sized double bedrooms, with the principal bedroom benefiting from built-in wardrobes.

A sleek, modern bathroom completes the internal accommodation.

This price is based on 100% purchase however also available on a shared ownership basis from 60% share - an ideal opportunity for first-time buyers

Externally, the property enjoys an allocated parking space, secure bike storage, bin store, and attractive surrounding green spaces.

Excellent location, within easy reach of Southampton Airport, Eastleigh town centre, mainline rail links and local parks.

### Entrance Hall

Storage cupboard housing fusebox. Additional storage cupboard. Radiator.

### Lounge Diner

16' 6" x 12' 8" ( 5.03m x 3.86m )  
Double glazed floor to ceiling window to front aspect. Double doors to balcony. Radiator. TV port.

### Balcony

New decking. Glass panels. Overlooking greenery.

### Kitchen

12' 4" x 6' 5" ( 3.76m x 1.96m )  
Double glazed window to side aspect. Fitted kitchen with wall and base units. Integral oven and gas hob with extractor hood. Washer/dryer machine and fridge/freezer included. Boiler recently fully serviced.



## Bedroom 1

14' 2" x 8' 7" ( 4.32m x 2.62m )  
Double glazed floor to ceiling window to side aspect. Built in wardrobes. Radiator.

## Bedroom 2

12' 7" x 9' 8" ( 3.84m x 2.95m )  
Double glazed floor to ceiling window to side aspect. Radiator.

## Bathroom

Double glazed window to side aspect. Toilet. Shower over bath. Wash hand basin. Extractor fan. Radiator.

## Outside

One allocated parking space (25). Bike storage. Bin storage.

## Agent Note

Agents Note; This property is currently under shared ownership with 60% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Vivid Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.





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: B Council Tax  
 Band: B

Service Charge:  
 2043.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309193](http://connells.co.uk/Property/EGH309193)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Apr 2010. 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.

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGH309193 - 0004