



Connells

Conduct Gardens
Eastleigh

Conduct Gardens Eastleigh SO50 9QG

for sale offers over
£200,000



Property Description

This spacious two-bedroom ground floor apartment is ideally positioned in a desirable Eastleigh location, boasting excellent travel links and a range of local amenities close by.

The apartment welcomes you with a generously sized entrance hall complete with intercom system, leading through to a stylish open-plan living area.

The modern kitchen is well-appointed with an integral oven and ample storage, seamlessly flowing into a spacious lounge/diner, perfect for relaxing or entertaining.

The property offers two well-proportioned double bedrooms, including a master bedroom with en-suite shower room. There's also a contemporary family bathroom, adding to the practical, well-designed layout.

Externally, residents benefit from a communal garden, ideal for enjoying the outdoors, and two allocated parking spaces for added convenience.

An ideal purchase for first-time buyers, downsizers or investors, this superb apartment combines space, style, and location - early viewing is highly recommended.

Entrance Hall

Storage cupboard. Radiator. Intercom.

Kitchen/Diner/Lounge

28' 3" x 15' 5" (8.61m x 4.70m)
Double glazed windows to side and rear aspect. TV port. Spotlights. Fitted kitchen with wall and base units. Integral oven with gas hob, Space for fridge freezer, washing machine and dishwasher. Boiler in cupboard. Radiator x2

Bedroom 1

14' 1" x 9' 6" (4.29m x 2.90m)
Double glazed window to side aspect. Radiator.

En-Suite

Toilet. Shower cubicle. Wash hand basin. Radiator. Extractor fan.



Bedroom 2

14' 2" x 7' 5" (4.32m x 2.26m)
Double glazed window to side aspect.
Radiator.

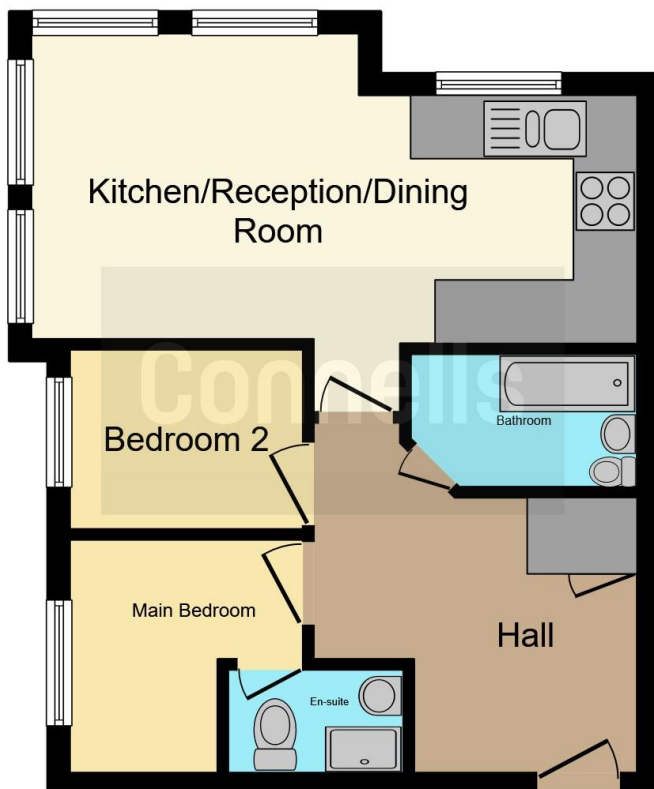
Bathroom

Toilet. Shower over bath Wash hand basin.
Radiator. Shaving port.

Outside

Communal garden. Two allocated parking spaces.





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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19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1921.61

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH309159

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jul 2014. 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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