



**Connells**

Blenheim Road  
Eastleigh



### Property Description

A lovely modern two-bedroom first-floor duplex apartment, ideally positioned in a central Eastleigh location with excellent transport links close by.

The property is accessed via a secure communal entrance, with stairs leading up to your own private front door.

Inside, you are welcomed into a spacious and contemporary open-plan kitchen/dining area, offering ample storage, integrated appliances, and a Juliet balcony that allows plenty of natural light to flow through the space.

Both double bedrooms are located on this level, with the master bedroom benefiting from fitted wardrobes and a luxury en-suite shower room. A further modern bathroom serves the second bedroom.

Stairs from the dining area lead up to a generous and airy lounge, creating a flexible duplex layout ideal for modern living and entertaining.

Further benefits include allocated parking, secure entry, a long lease, and a highly convenient location close to Eastleigh town centre, local amenities, and main travel routes.

An ideal purchase for first-time buyers, professionals, or investors alike.

### Entrance Porch

Communal door. Stairs leading up to main apartment front door.

### Entrance Hall

Telephone intercom. Radiator.

### Kitchen Diner

Double glazed window to rear aspect. Juliet balcony over looking the rear. Under stairs storage. Modern fitted kitchen with wall and base units. Fitted gas hob with electric oven and extractor hood. Integral dishwasher. Space for fridge freezer and washing machine. Stainless steel sink and drainer set into worktop. Boiler (2022)

### Bedroom 1

Double glazed window to front aspect. Fitted wardrobes. Radiator. TV port.

### En-Suite

Double glazed window to front aspect. Shower cubicle with glass door. Vanity sink unit with fitted cupboards. Toilet. Heated towel rail. Extractor fan.

### Bedroom 2

Double glazed window to front aspect. Built in storage cupboard/wardrobe. Radiator, TV port.



## Bathroom

Bath with mixer taps. Wash hand basin. Toilet. Heated towel rail. Extractor fan. Part tiled. Shaving port.

## Landing

Stairs from dining room up to landing and lounge.

## Lounge

Upper floor. Double glazed window to rear aspect. TV port. Radiator. Door leading to inner hallway with fire exit door, Restricted head height.

## Outside

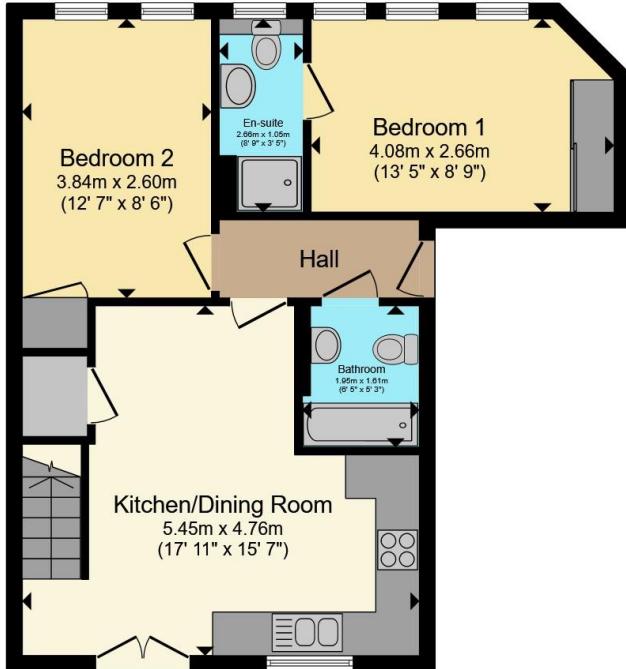
Allocated parking for one car.

## Agent Notes

Boiler was new in 2022 and has a 10 year warranty but only if it is serviced yearly by Iw gas company.

Ensuite was renovated in Nov 2024. All paperwork will be provided on completion for any warranty's





Total floor area 91.1 m<sup>2</sup> (980 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

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19 Market Street  
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EPC Rating: B  
 Council Tax  
 Band: C

Service Charge:  
 1222.62

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309481](http://connells.co.uk/Property/EGH309481)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2004. 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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