



Connells

Conduct Gardens
Eastleigh



Property Description

Nestled within Eastleigh Town Centre, this charming first-floor two bedroom apartment boasts a prime location and modern amenities.

Step inside to discover a spacious open-plan lounge seamlessly connected to a contemporary kitchen, perfect for entertaining or unwinding.

The lounge also features a Juliet balcony, inviting in natural light and offering a charming space to enjoy the outdoors.

Two generously-sized bedrooms offer ample space for rest and relaxation, while a pristine bathroom ensures convenience

With the added luxury of an underground parking space and access to a lovely communal garden, this property epitomises stylish urban living at its finest.

Entrance Hall

Built in double cupboard. Radiator, Additional cupboard. Telephone intercom.

Lounge

13' 6" x 10' 4" (4.11m x 3.15m)

Open plan. Double glazed window to side aspect. Juliet balcony. Radiator. TV & telephone port.

Kitchen

11' 2" x 10' 4" (3.40m x 3.15m)

Open plan. Double glazed window to side of aspect. Fitted modern kitchen with wall and base units. Gas hob with electric oven and ext hood. Space for fridge freezer and washing machine. Boiler in cupboard. Stainless steel sink and drainer.

Bedroom 1

13' 3" x 9' 5" (4.04m x 2.87m)
Double glazed window to side aspect.
Radiator. TV port.

Bedroom 2

11' x 7' 2" (3.35m x 2.18m)
Double glazed window to side. TV port.
Radiator.

Bathroom

Double glazed window to side aspect. Shower
over bath. Wash hand basin. WC. Part tiled.
Ext fan, Shaving port. Radiator.

Outside

Communal garden.
Underground parking for one car.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

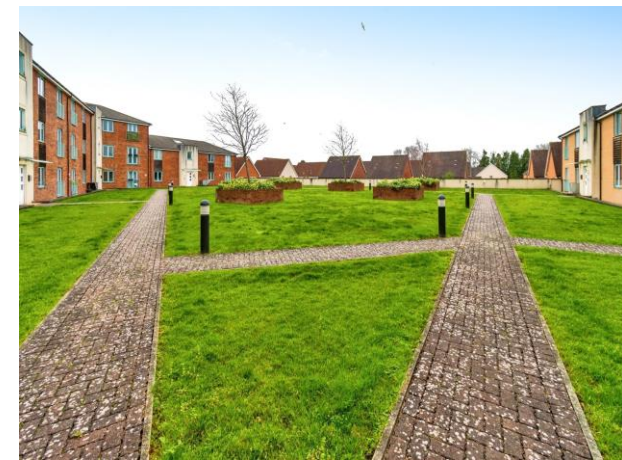
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EPC Rating: B

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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