

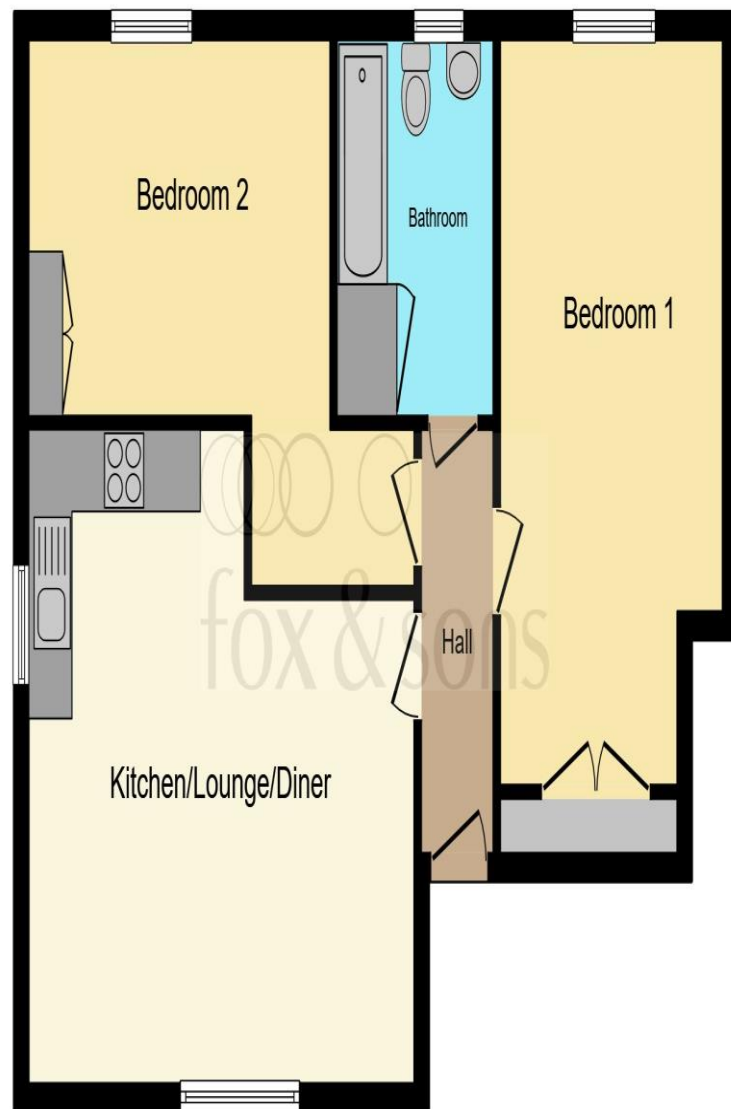


Francis Copse, Colden Common, Winchester. SO21 1NG

welcome to
Francis Copse, Colden Common, Winchester

Well-presented two bedroom first floor flat in Francis Copse, featuring an open-plan lounge/kitchen/diner, two double rooms with built-in wardrobes and modern bathroom. Benefiting from a communal garden and an allocated parking space, in a peaceful cul-de-sac with excellent transport links.





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



Entrance Hall

Lounge

15' 8" inc. kitchen x 17' 6" inc kitchen (4.78m inc. kitchen x 5.33m inc kitchen)

Kitchen

15' 8" inc. lounge x 17' 6" inc. lounge (4.78m inc. lounge x 5.33m inc. lounge)

Bedroom One

17' 8" x 10' 1" (5.38m x 3.07m)

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m)

Bathroom Three

9' 4" x 6' 3" (2.84m x 1.91m)

Garden

Parking

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- FIRST FLOOR
- OPEN PLAN
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDEN
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 952.08

Ground Rent: Ask Agent

directions to this property:

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head south on Market St towards Regal Walk

Turn left onto Wells Pl

At the roundabout, take the 1st exit onto Southampton Rd/A335

At the roundabout, take the 4th exit onto Allbrook Hill/B3335

At the roundabout, take the 2nd exit onto Highbridge Rd/B3335

Turn right onto Spring Ln, turn left, turn right.

Your destination will be on the left



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106715

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

ELH106715 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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