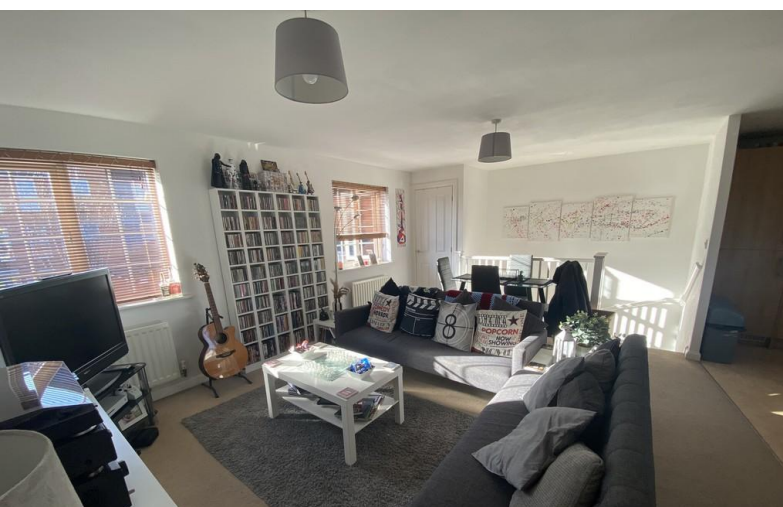


**FOR SALE**



## **Eastleigh**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £240,000**



## Eastleigh

2 Bedrooms, 1 Bathroom

Asking Price Of £240,000

MARTIN & CO are pleased to present this charming maisonette in the popular Lakeside complex, Eastleigh.

Entry through the front door leads to stairs to the first floor leading to a generous open plan living space.

LOUNGE 4.1m x 4.9m Neutral décor, with carpets. A useful storage cupboard is situated at the rear over the stairs. With two windows to the front aspect the room is light and airy. Tv point and plenty of plug sockets.

- 2 Bedroom
- Gas central heating
- Double glazing
- Garage (leasehold -exp 3008) and parking space
- 

KITCHEN AREA 4.0m x 2.1m Good range of wall and base units, vinyl flooring. Stainless steel double sink with mono tap. Integral fridge freezer, electric oven and gas hob. The washing machine is in the garage below the property to the rear. Window to rear aspect.



BEDROOM 1 4.2m x 3.0m Double room neutral décor and carpets, the room boasts a double fitted wardrobe with window to front aspect. BT point.

BEDROOM 2 3.1 x 2.9m Neutral décor and carpets, window rear aspect.



BATHROOM 2.7m x 1.7m White suite comprising hand basin, low level WC, peas shaped paneled bath with mono tap. Shower over bath. Window with obscured glass to rear

OUTSIDE Garage to rear in carpark, with one space. Garage includes utility area for washing machine and dryer.

OTHER INFORMATION.

TENURE: FREEHOLD GARAGE LEASEHOLD EXP 3008 The property is a house which has a freehold title (HP725774) and a long leasehold title (HP725763). The owner owns both the freehold and leasehold titles. The garage is included within the leasehold title and included in the demise of the lease. The lease states that ground rent is payable on the 01 September in each year (if demanded). As the owner owns both the

leasehold and freehold it is unlikely that demands would be made but interest parties should make their own enquiries.

Telephone points: Yes

Sky Point: No

Terrestrial TV aerial: Yes

Smoke alarms: Yes

Security Alarm: No

Broadband: subject to connection

Gas central heating

Double Glazing



LOCAL AUTHORITY  
INFORMATION

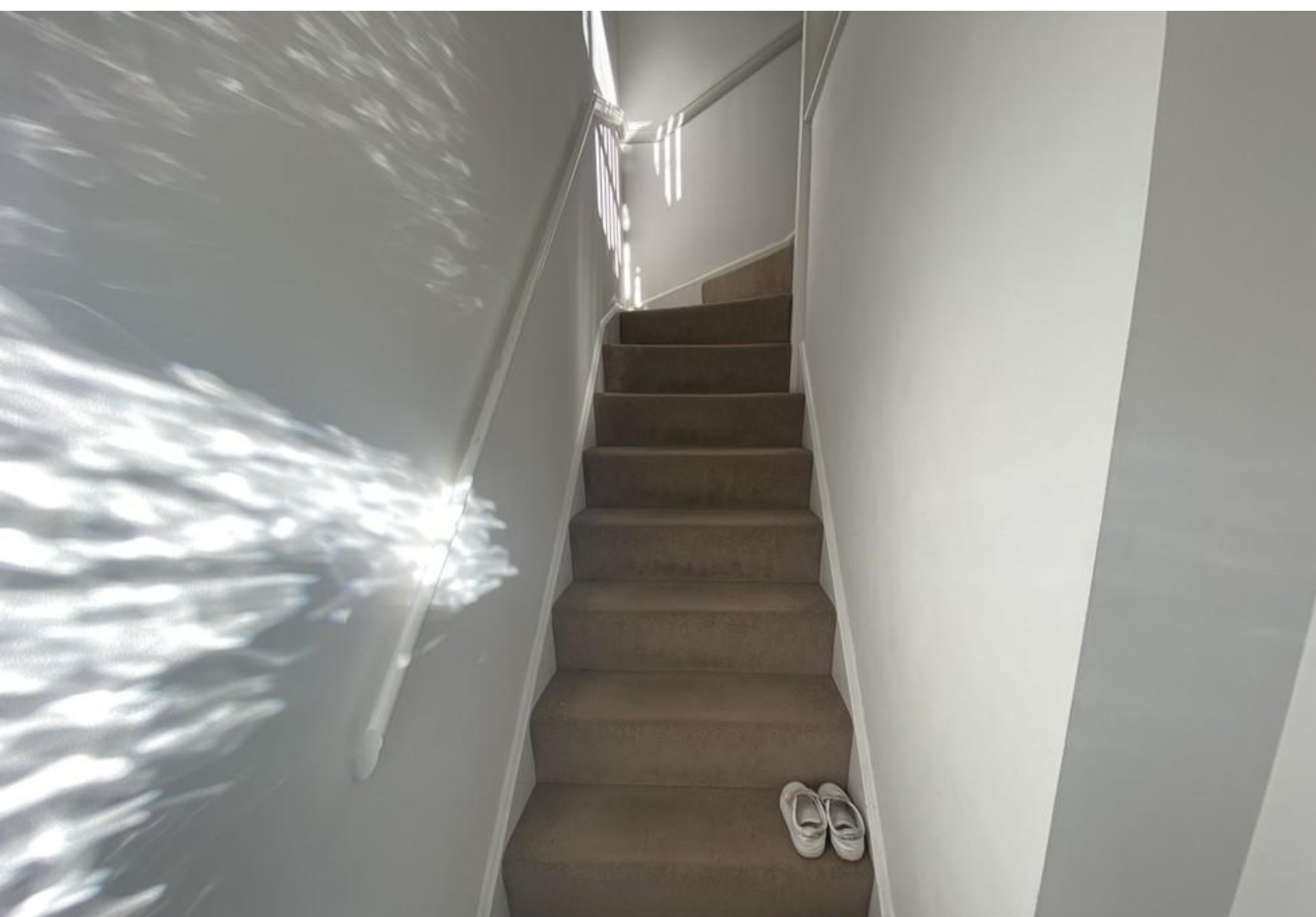
Eastleigh Borough Council Band C

Energy Performance Certificate C



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		



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## Martin & Co Chandler's Ford

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.