

for sale

£260,000



Eaton House Radcliffe Road Southampton SO14 0PR

The property is located on the ground floor benefiting from its own private entrance and rear patio area. Spacious, modern style living with 3 bedrooms with an ensuite and an open plan kitchen lounge area, large hallway and family bathroom.



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Entrance Hall

Wood Laminate flooring, Utility cupboard housing boiler & fuse boxes, space for washing machine, spotlights X 3, Fibre Internet port, plug sockets X 2, unit to rear, mirror to left, radiator to rear

Lounge

Space for TV unit to left, two sofa's, coffee table to side, laminate floor throughout, double glazed patio door to rear leading to back patio, air con unit (4 years old);

Kitchen

Double glazed window to front, wall and base units, new island, integrated oven, dishwasher, fridge/freezer, integrated wine fridge, wooden surfaces, modern style throughout, oak wooden doors, 10 x plug sockets, usb ports, spot lights, partially tiled walls surrounding sink, Hive heating controlled via mobile app;

Bathroom

Tiled floor, partially tiled walls surrounding bath, floating wash hand basin, WC, heated towel rail, mirrored wall to left, shower over bath with mixer tap, extractor fan, spotlights;

Bedroom One

Double glazed window to front, air con unit, space for wardrobe, space for super king size bed, 4 x plug sockets, 2 x bed units, radiator to front, TV/aerial point, 2 x lights, carpeted;

En Suite

Tiled throughout, floating wash hand basin, WC, mirrored wall to right, walk in shower with glass sliding door, heated towel rail, extractor fan, spotlights, shaver point to left of mirror;

Bedroom 2

Double glazed window to front, carpeted, 3 x plug sockets, radiator to front, space for kingsize sofa bed, unit to left, space for wardrobe behind door, light, TV aerial point;

Bedroom Three

Double glazed window to rear floor to ceiling, pipe for air con, 3 x plug sockets, lights, oak door, TV point, carpeted, radiator to rear;

Front Garden

patio path leading to door, bin shed to left;

Rear Garden

patio area, space for 2 x sun lounge chairs, air con unit (leaving cover), gate to rear, bushes infront of railing, bike storage to left, storage shed;

Parking

allocated space to rear, no. 42, access to the visitor spaces is via an app and you receive 100 hours free per month or can order paper tickets to display on your dash, access to electric car charging spaces via an app and you can also park on Summers Street except on stadium event days;

KEY FEATURES

- Three Bedroom Apartment
 - Ground Floor
 - Private Entrance
- Allocated Parking & Visitor Spaces
 - Storage and Bike Shed
 - Modern Style Throughout
- Open Plan Kitchen and Lounge
 - Air Con Units Throughout







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

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Property Ref: BTN107490 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1732.62

Ground Rent: 300.00

view this property online connells.co.uk/Property/BTN107490

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2017. 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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