



8 Cresbee Court, Eastleigh, SO50 9PQ

£950 Per Calendar Month

A modern purpose built second floor apartment situated close to the centre of Eastleigh which provides an array of shopping and leisure facilities along with an attractive central park and mainline railway station. The property enjoys an open plan sitting room and kitchen with Juliette balcony overlooking the communal gardens and there is also an allocated parking space.

ACCOMMODATION

Communal Entrance Hall:

Stairs to all floors.

Entrance Hall:

Wall mounted security entry phone, built in storage cupboard housing boiler.

Sitting Room:

12'11" x 12'2" (3.94m x 3.71m) Double doors to Juliette balcony.

Kitchen:

9'3" x 6'10" (2.82m x 2.08m) Built in oven, built in four ring gas hob, fitted extractor hood, washer/dryer, integrated fridge, integrated freezer.

Bedroom 1:

10'8" x 10'3" (3.25m x 3.12m)

Bedroom 2:

13'5" max x 7'4" (4.09m max x 2.24m)

Bathroom:

6'5" x 6'5" (1.96m x 1.96m) White suite with chrome fittings comprising bath with shower over, wash hand basin, w.c.

OUTSIDE

The block sits within communal grounds and No.8 benefits from an allocated parking space.

OTHER INFORMATION

Approximate Age:

2006

Approximate Area:

54.2sqm/584sqft

Management:

Fully Managed

Availability:

5th August 2024

Furnished/Unfurnished:

Unfurnished

Deposit:

£1096.00

Infant/Junior School:

Crescent Primary School

Secondary School:

Toynbee Secondary School

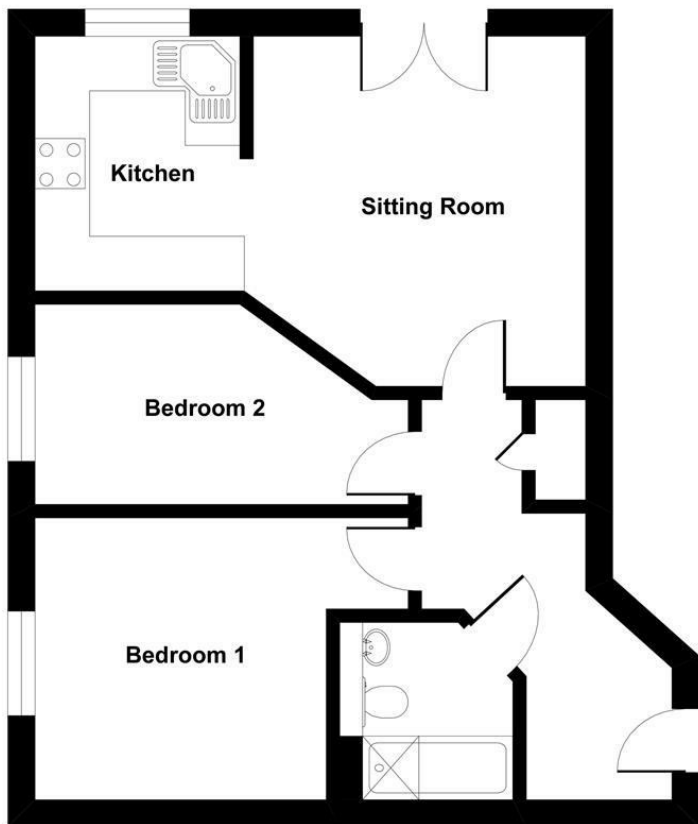
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band B

Second Floor = 584 sq ft / 54.2 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Sparks Ellison. REF: 652552



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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