



sparks ellison

# 64 Hoddinott Road, Eastleigh, SO50 5SN

£168,000

A modern purpose built first floor flat situated within close proximity to the Town Centre of Eastleigh with it's array of shopping and leisure facilities including a mainline railway station. The flat benefits from two bedrooms along with a bathroom, sitting/dining room and kitchen. There is allocated as well as visitor parking and the flat is offered for sale with no forward chain.

## ACCOMMODATION

### Communal Entrance Hall:

Stairs to all floors.

### Entrance Hall:

Built in storage cupboard.

### Sitting/Dining Room:

17'3" x 10'10" (5.26m x 3.30m) Fireplace surround and hearth with electric fire.

### Kitchen:

10'9" x 6'6" (3.28m x 1.98m) Built in oven, built in electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine.

### Bedroom 1:

12'5" x 10'1" (3.78m x 3.07m) Fitted double wardrobe.

### Bedroom 2:

10'6" x 9'2" (3.20m x 2.79m)

### Bathroom:

6'7" x 6'6" (2.01m x 1.98m) Comprising bath with shower attachment, wash hand basin with cupboard under, wc.

## OUTSIDE

The property sits within communal grounds.

### Parking:

The flat benefits from an allocated parking space which is numbered and there is also visitor parking.

## OTHER INFORMATION

### Tenure:

Leasehold

### Term of Lease:

155 years from 1/12/2002

### Maintenance:

Approximately £1000 paid 6 monthly next instalment is due January 2025

### Ground Rent:

£200 per annum next instalment due is in October 2024

### Approximate Age:

### Approximate Area:

688sqft/63.9sqm

### Sellers Position:

No forward chain

### Heating:

Electric

### Windows:

UPVC double glazing

### Infant/Junior School:

Norwood Primary School

### Secondary School:

Crestwood Community School

### Council Tax:

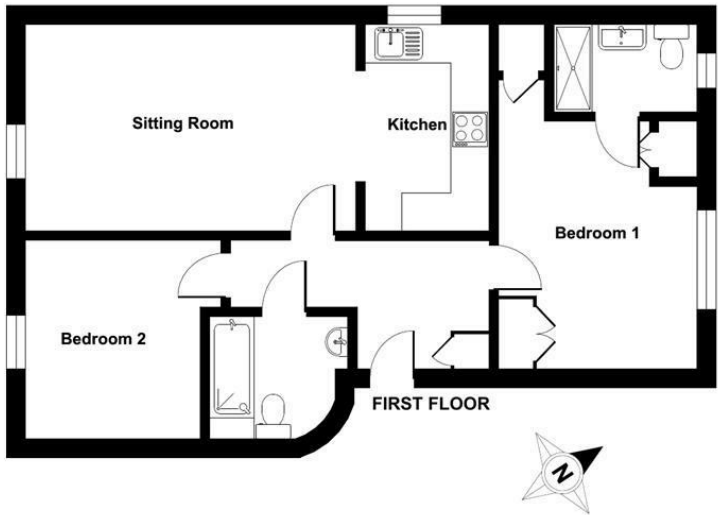
Band B

### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 688 sq ft / 63.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	82
	EU Directive 2002/91/EC	

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Sparks Ellison. REF: 1162400

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