



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



Set in a quiet cul-de-sac in the popular Francis Copse development, this well-presented first floor flat offers bright and versatile living space, ideal for first-time buyers, downsizers or investors. A renewed lease with 971 years remaining.

The heart of the home is the open plan lounge/kitchen/diner, creating a sociable and modern space, perfect for relaxing or entertaining. The kitchen is fitted with a range of eye and base units, providing ample storage and workspace, while the lounge/diner offers plentiful space for both seating and dining arrangements.

There are two well-proportioned double bedrooms, each complete with built-in wardrobes, ensuring ample storage space.

The property is serviced by a family bathroom, fitted with a bath and shower over.

Outside, you can enjoy the communal garden, which provides a pleasant outdoor space, along with the added benefit of a private shed- perfect for bicycles, tools, or seasonal storage. The property also includes an allocated parking space, with further on-street parking available.

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

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

Garden

Parking



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



welcome to

Francis Copse, Colden Common Winchester

- FIRST FLOOR, OPEN PLAN
- RENEWED LEASE - 971 YEARS
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDEN
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 952.08

Ground Rent: Ask Agent

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.

directions to this property:

Directions to 26 Francis Copse

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head south on Market St towards Regal Walk

Turn left onto Wells PI

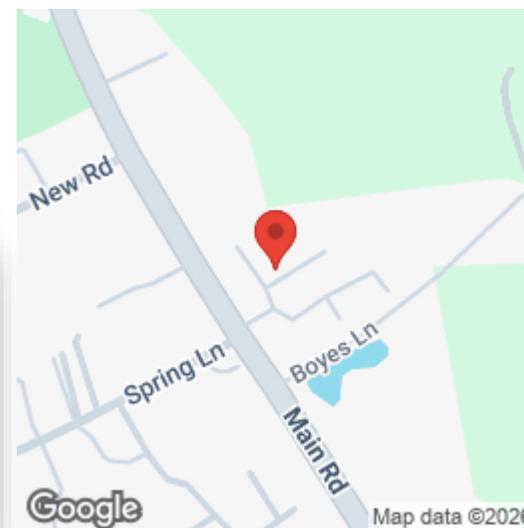
At the roundabout, take the 1st exit onto Southampton Rd/A335

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



Property Ref:
ELH106715 - 0009

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



fox-and-sons.co.uk