



42, Bracken Crescent, Bishopstoke, Eastleigh, SO50 8ND
Offers In Excess Of £150,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION !!

A large two bedroom top floor apartment with ample parking provision. The large bright living room has glazed doors opening to a private balcony, a good sized fitted kitchen, 2 bedrooms and a 3 piece bathroom. The neat block is within comfortable walking distance of a shopping parade and has communal surrounding lawns. Ideal for a first time buyer. No onward chain.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed via a communal staircase, the subject apartment is opened via a solid panel door opening to

Entrance Porch

Textured ceiling, ceiling light point, laminate floor covering, telephone point.

A door opens to a storage cupboard housing the electric consumer unit and meter.

A four panel door opens to

Entrance Hallway

Textured ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, wall mounted night storage heater. Laminate floor covering.

Lounge / Dining Room 15'11" x 12'7" (4.86 x 3.85)

Textured ceiling with coving, two ceiling light points, upvc double glazed sliding patio doors opening to a balcony.

Continuation of laminate floor covering, dado rail, provision of power points, television point.

A four panel door opens to an inner lobby.



Inner Hallway

Textured ceiling, ceiling light point.

All doors are of a four panelled design.

Bedroom 1 13'4" x 10'2" (4.07 x 3.11)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, wall mounted night storage heater. Provision of power points.



Kitchen 13'8" x 7'1" (4.18 x 2.17)

The kitchen is fitted with a good range of low level cupboard and drawer base units, heat resistant oak effect worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner electric hob with glass splashback and chimney style extractor hood over. Hotpoint fan assisted oven. Integrated tall fridge / freezer. Space and plumbing for an automatic washing machine.

Textured ceiling with coving, two ceiling light points, continuation of laminate floor covering. Pantry cupboard providing useful shelving, continuation of laminate floor covering.

Bedroom 2 9'5" x 7'9" (2.89 x 2.37)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, wall mounted night storage heater.

A door opens to a built in wardrobe providing a good degree of hanging rail and storage, an airing cupboard opens housing an insulated hot water cylinder.



Bathroom

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, P shaped bath with a glass and chrome shower screen over and an Myra Electric shower within.

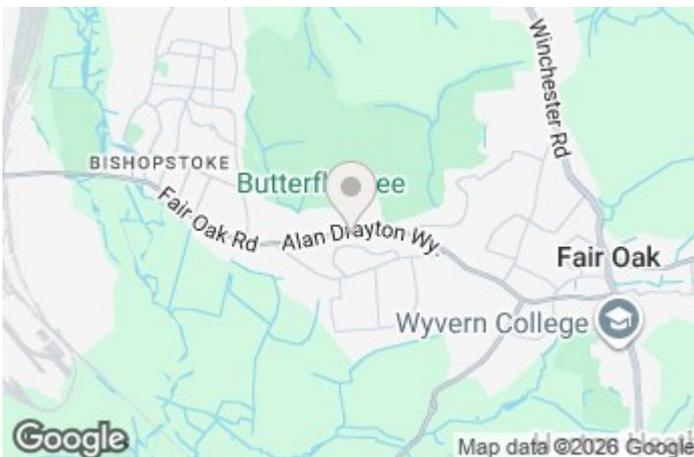
Textured ceiling with coving, ceiling light point, continuation of laminate floor covering from the inner lobby.

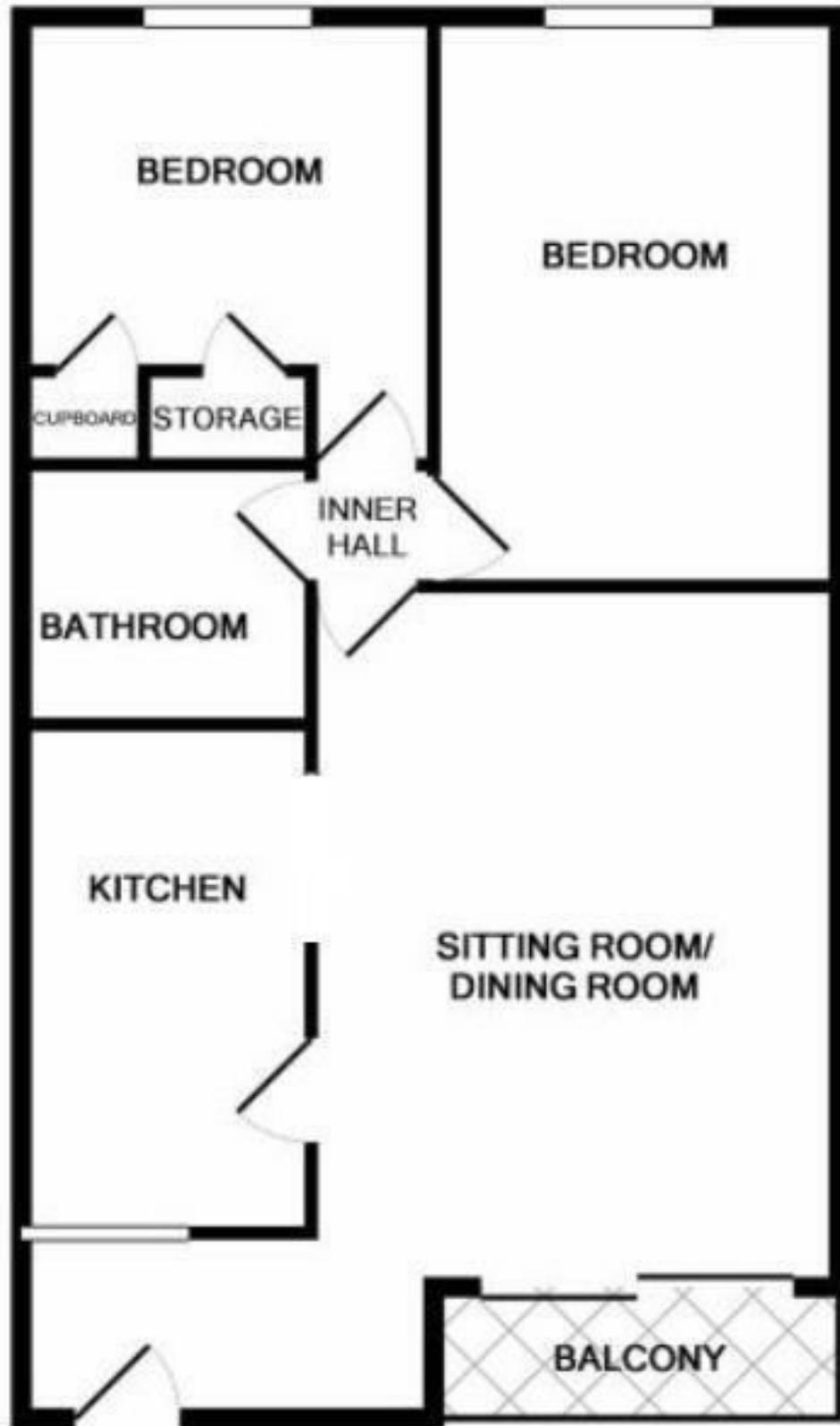


Tenure

To be sold with a new 1000 lease, Annual Service charge £1550 to be confirmed by the vendors solcitors.
Share of Freehold.

Council Tax Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	