





### Property Description

A beautifully presented modern first-floor apartment, ideally situated in the heart of Eastleigh town centre.

This stylish home offers contemporary open-plan living, featuring a sleek kitchen with integrated appliances and a comfortable lounge area - perfect for relaxing or entertaining.

The property boasts a well-proportioned double bedroom and a modern, fully fitted bathroom.

Currently tenanted, this apartment presents an excellent opportunity for investors, while also appealing to first-time buyers looking for a conveniently located, move-in-ready home.

Enjoy the benefit of fantastic local amenities, excellent travel links including nearby railway stations and motorway access, a long lease, and no forward chain.

### Entrance Hall

Intercom. Radiator. Electrics box.

### Open Plan Living

20' 6" x 8' 4" ( 6.25m x 2.54m )

Double glazed window to rear aspect. Spotlights. Modern fitted kitchen with wall and base units. Integrated appliances. Extractor fan.



## Bedroom

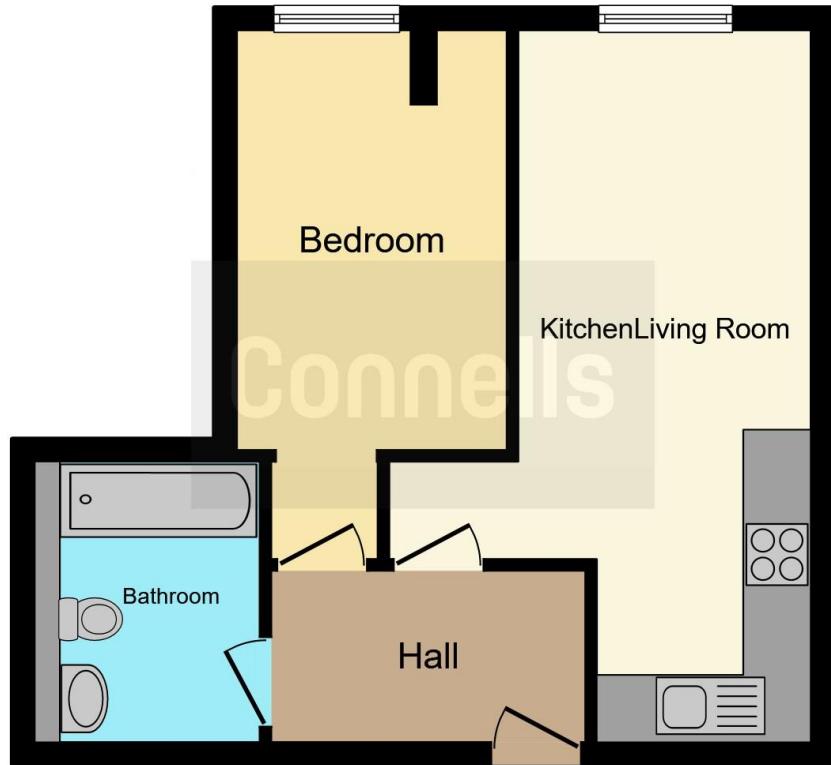
12' 1" x 7' 8" ( 3.68m x 2.34m )

Double glazed window to rear aspect. Electric radiator. Spotlights. Double bedroom.

## Bathroom

Modern bathroom. Toilet. Vanity sink. Shower over bath with cove shelving. Extractor fan. Radiator.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: C  
 Council Tax  
 Band: A

Service Charge:  
 1043.24

Ground Rent:  
 147.50

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/EGH309122)** [connells.co.uk/Property/EGH309122](http://connells.co.uk/Property/EGH309122)

This is a Leasehold property with details as follows; Term of Lease 124 years from 26 Aug 2019. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**



Property Ref: EGH309122 - 0004