David Evans
ESTATE AGENTS

Property Details

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, Nine Elms Mews, Eastleigh, SO50 8GP
Reduced To £185,000

JUST REDUCED NO CHAIN !!!
A two bedroom top floor apartment immaculately presented throughout in a modern block. The accommodation comprises entrance hallway, open plan kitchen / lounge and doors opening to balcony, 2 double bedrooms, a three piece white bathroom and an ensuite to master. Gas central heating, double glazing and an allocated off road parking space.

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

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The property is accessed via a communal front door with security entryphone system. The subject apartment is accessed along the second floor landing to a solid panel door opening to.

Entrance Hallway

Smooth plastered ceiling, two ceiling light points, access to the roof void, single panel radiator, provision of power points. Wall mounted security entryphone intercom system, and heating control thermostat.

A cloaks cupboard opens housing an electric consumer unit, power point, ceiling light point and telephone point.

All doors are of a two panel design.

Storage Cupboard 7'6" x 2'9" (2.30 x 0.84)

Located in the entrance hallway a secure cupboard benefitting from lighting.

Lounge 15'0" x 11'0" (4.59 x 3.36)

Smooth plastered ceiling, ceiling light point, double panel radiator, upvc double glazed patio doors opening to balcony, provision of power points, television, Sky and telephone point.

From here an opening leads through to the kitchen.

Kitchen 11'0" x 7'8" (3.37 x 2.36)

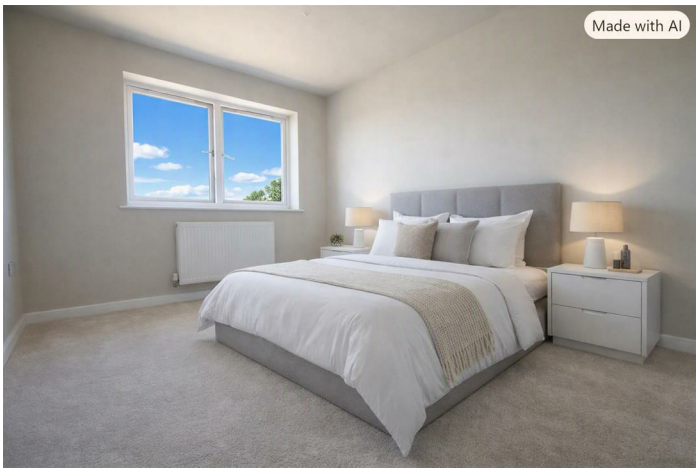
The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over, inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner hob with chimney style extractor hood over. 'Lamona' fan assisted oven, space and plumbing for an undercounter washing machine, space for a tall fridge / freezer. Behind a wall mounted cupboard a concealed 'Worcester Bosch' combination boiler.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, ceramic glazed tiled flooring.

Bedroom 1 11'6" x 9'6" (3.52 x 2.92)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points, television, phone and Sky point.

From here a door opens to an ensuite facility.



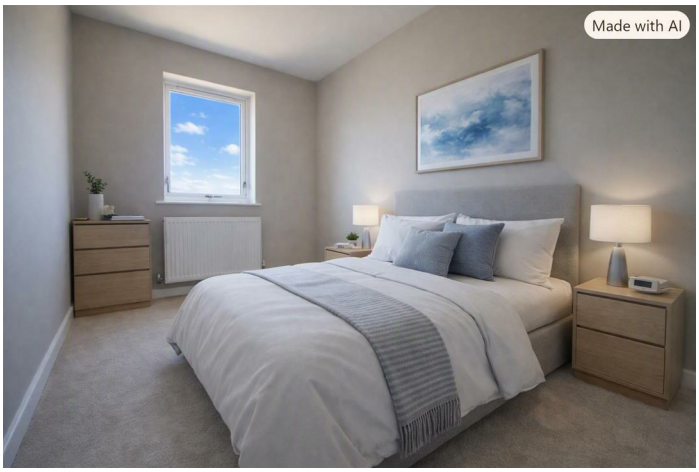
Ensuite

Fitted with a three peice white suite comprising pedestal wash hand baisn, close coupled wc, walk in shower enclosure with thermostatic valves within.

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, chrome heated towel rail.

Bedroom 2 11'6" x 7'5" (3.52 x 2.28)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points, televison point and telephone point.



Family Bathroom 7'4" x 6'5" (2.24 x 1.97)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, panelled bath with mixer tap and shower attachment over.

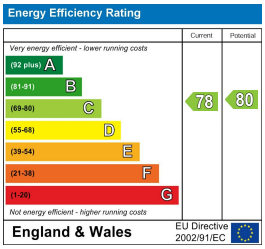
Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, heated towel rail.

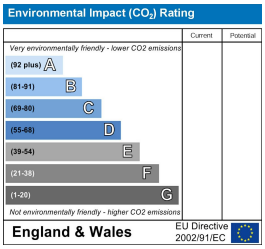
Council Tax Band B

Tenure details

We understand that the property is leasehold with a residue of a 125 from January 2012
Maintenance charge £1400 per annum there is no ground rent.
These details are believed to be correct, however, they must be confirmed by the vendor's solicitors and verified by a buyer's solicitors.

Kitchen/Lounge/Diner
Balcony
Storage Cup
Bathroom
Bedroom 2
Hall
En-suite
Bedroom 1


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
78
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC