



77 Dakota Way, Eastleigh - SO50 5TY
£230,000

WHITE & GUARD

77 Dakota Way

Eastleigh, Eastleigh

INTRODUCTION

Set within a popular, thoughtfully designed modern development on the outskirts of Eastleigh and Fair Oak, this beautifully presented two-bedroom, two-bathroom second-floor apartment offers an exceptional blend of contemporary styling, generous proportions, and tranquil surroundings. Overlooking a backdrop of established woodland and green open space, the property provides a wonderfully calm setting, all while remaining moments from excellent transport links, amenities, and highly regarded schools. This superb apartment offers a wonderful blend of modern living, convenience, and natural surroundings, ideal for first-time buyers, downsizers, or investors alike.

LOCATION

Ideally positioned within easy reach of Eastleigh town centre, Southampton Airport Parkway, and excellent local schools, the property offers superb transport connections and everyday convenience. Whether you're looking for your first home, a move-up property, or a well-connected base, this delightful house blends comfort, practicality and location in equal measure.

- EASTLEIGH COUNCIL BAND B
- LEASEHOLD
- EPC RATING C
- TWO BEDROOM SECOND FLOOR APARTMENT
- 23FT OPEN PLAN KITCHEN DINING AND LIVING ROOM
- ENSUITE AND BATHROOM
- COMMUNAL GROUNDS
- ALLOCATED PARKING SPACE & VISITOR PARKING.





INSIDE

On entering the property, you are welcomed by a spacious hallway providing access to all principal rooms. The standout feature of the home is the impressive 23ft open-plan kitchen, dining and living area, which is filled with natural light courtesy of the full-height French doors that open to a Juliet balcony overlooking mature trees, riverside park and lakes. The living area is generous in size and provides an ideal space for both relaxing and entertaining.

The kitchen itself is fitted with a range of modern shaker-style units, contrasting worktops, integrated oven and hob, fridge freezer and washing machine. A dedicated breakfast bar and dining area sits between the kitchen and lounge, making the entire space feel social and well connected.

The property enjoys two well-proportioned double bedrooms. The primary bedroom features a calming woodland aspect and benefits from a modern en-suite shower room, finished in neutral tiling with a double shower enclosure, WC and wash basin. Bedroom two is equally spacious and enjoys the same peaceful rear outlook, making it ideal for guests, a second double bedroom, or a generous home office. The main bathroom mirrors the en-suite's contemporary finish and offers a bath with shower over, WC, and wash basin.

OUTSIDE

Externally, the apartment sits within well-maintained communal grounds and benefits from an allocated parking space with further visitors' parking available. The development is perfectly positioned for access to Eastleigh town centre, Fair Oak village, Southampton Airport Parkway, and major commuter routes, while enjoying immediate access to open green areas, ideal for walking and recreation.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Length of Lease 999 Years with 984 Years remaining

Ground Rent £150.00 per year.

Service charge £1770.00 per year

ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

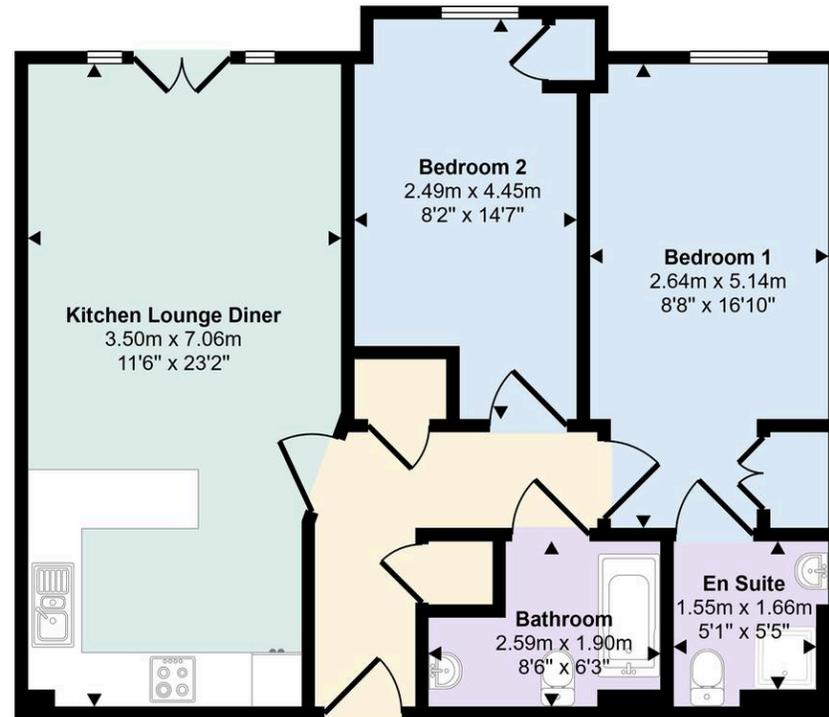
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



**Approx Gross Internal Area
65 sq m / 695 sq ft**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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