



**Connells**

Cresbee Court Toynbee Road  
Eastleigh



### Property Description

A beautifully presented two-bedroom ground floor apartment, perfectly situated in the sought-after area of Eastleigh.

This stunning home has been tastefully decorated throughout and enjoys the rare benefit of direct access to a well-maintained communal garden, ideal for relaxing or entertaining.

The property also offers allocated parking, adding convenience to its list of attractive features.

Located close to Toynbee School and within easy reach of Eastleigh Town Centre, the apartment is ideally positioned for local amenities, transport links, and schools.

Inside, the welcoming entrance hall leads through to a spacious and contemporary lounge, filled with natural light and boasting double doors that open directly onto the garden.

The lounge flows seamlessly into a modern, stylish kitchen complete with an integral oven.

The property offers two generous bedrooms, including a master bedroom with fitted wardrobe, and a further double second bedroom, making it perfect for a variety of buyers.

A stunning modern family bathroom completes this wonderful home.

Ideal for first-time buyers, small families, downsizers, and investors alike, this impressive apartment combines modern living with a fantastic location—an opportunity not to be missed.

### Entrance Hall

Door to flat. Telephone intercom. Radiator. Built in cupboard with combi boiler- 12 months old.

### Lounge

Double glazed patio doors to communal garden. Seller has wooden shed. TV port. Radiator.

### Kitchen

Double glazed window to rear aspect. Modern kitchen with wall and base units. Space for fridge freezer, washing machine and dishwasher. Fitted gas hob with electric oven and extractor hood. Stainless steel sink and drainer.



## Bedroom 1

Double glazed window to side aspect. Large fitted wardrobe. Radiator. TV port.

## Bedroom 2

Double glazed window to side aspect. Radiator.

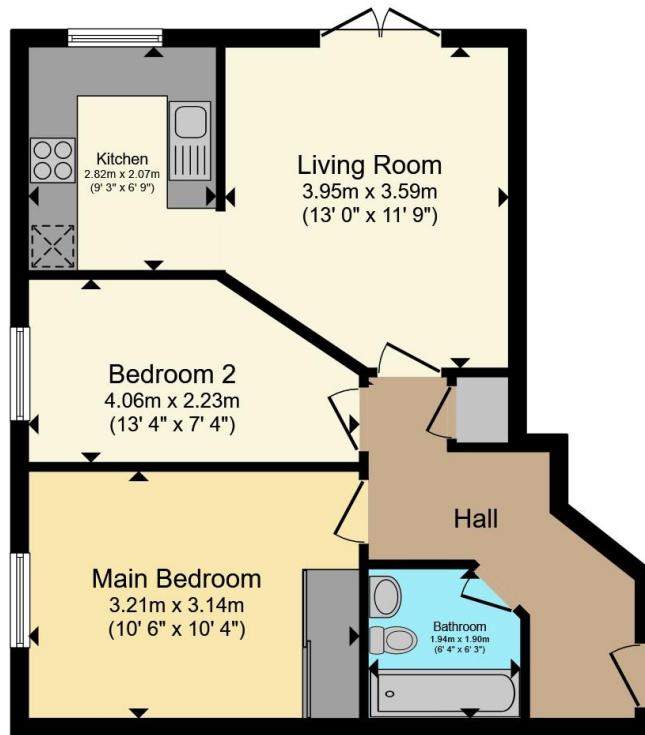
## Bathroom

Shower over bath. Vanity sink and fitted unit. WC. Radiator. Fully Tiled. Extractor fan.

## Outside

Allocated parking. Communal garden with direct access from lounge. Private wooden shed.





Total floor area 52.0 m<sup>2</sup> (560 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 1040.52

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309415](http://connells.co.uk/Property/EGH309415)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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