





### Property Description

Offered with no forward chain is this beautiful top floor one double bedroom apartment located in the much sought-after location of Fair Oak village, with the additional benefit of attractive landscaped communal gardens and resident's car park

### Lounge

16' max x 9' 5" max ( 4.88m max x 2.87m max )

Double glazed window to rear, electric radiator, tv and telephone point

### Kitchen

10' 5" max x 6' 8" max ( 3.17m max x 2.03m max )

Modern fitted kitchen with wall and base units, electric induction hob and separate electric oven with extractor hob, space for fridge freezer and washing machine, stainless steel sink and drainer.



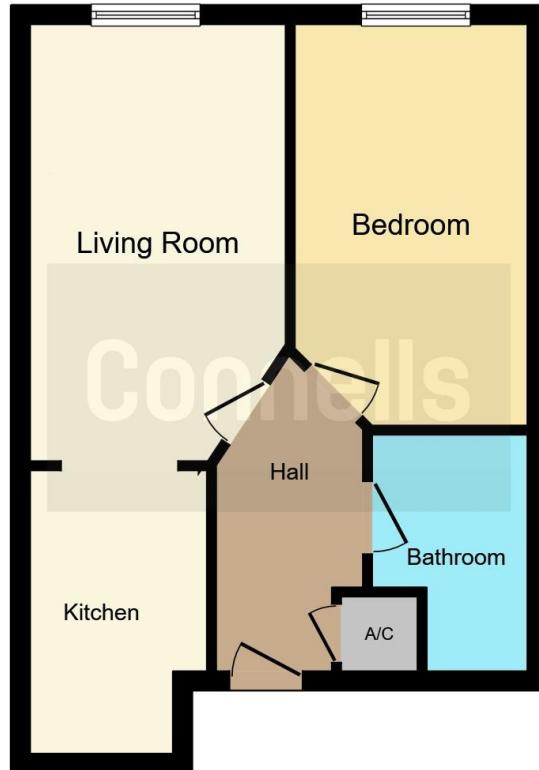
## Bedroom One

14' 6" max x 8' 4" max ( 4.42m max x 2.54m max )  
Double glazed window to rear, electric radiator

## Bathroom

Bath with mixer taps, electric shower over bath, wash hand basin, extractor fan, part tiled.





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

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19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: D  
 Council Tax  
 Band: B

Service Charge:  
 2808.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH308295](http://connells.co.uk/Property/EGH308295)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1997. 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.

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