



Connells

Chatfield House Southampton Road
Eastleigh



Property Description

Situated in a highly desirable area of Eastleigh, this well-maintained first floor apartment offers spacious and versatile accommodation, making it an ideal first-time purchase, investment opportunity, or home for those looking to downsize.

Accessed via a secure telecom entry system, the property features a bright and spacious open-plan living area with a charming bay window, creating a light and welcoming space.

The fitted kitchen is well-equipped with a range of integrated appliances, providing both style and practicality.

The generous principal bedroom benefits from a modern en-suite shower room.

There are two further bedrooms, with one offering excellent flexibility as a separate dining room, home office or guest bedroom to suit individual requirements.

A contemporary family bathroom completes the accommodation.

Externally, the property benefits from an allocated parking space and is offered to the market with no onward chain, allowing for a straightforward purchase.

Ideally positioned, the apartment enjoys excellent transport connections, with fantastic road and rail links providing easy access to Southampton, Winchester, London and beyond. A range of local shops, amenities, leisure facilities and schools are also within easy reach.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Telecom entry. Stairs to first floor flat. No lift.

Entrance Hall

Intercom. Radiator. Built in double cupboard. Combi boiler. Electric meter.

Lounge

Double glazed bay window to front aspect.
Radiator. TV port.

Kitchen

Open plan to lounge. Fitted kitchen with wall and base units. Integral electric oven with gas hob. Integral fridge freezer. Space for washing machine. Stainless steel sink and drainer.

Bedroom 1

Double glazed window to rear aspect x 2.
Radiator.

En-Suite

Toilet. Wash hand basin. Shower cubicle.
Radiator. Fitted cupboard. part tiled.

Bedroom 2

Double glazed window to front aspect.
Radiator.

Bedroom 3

Double glazed window to rear aspect.
Radiator.

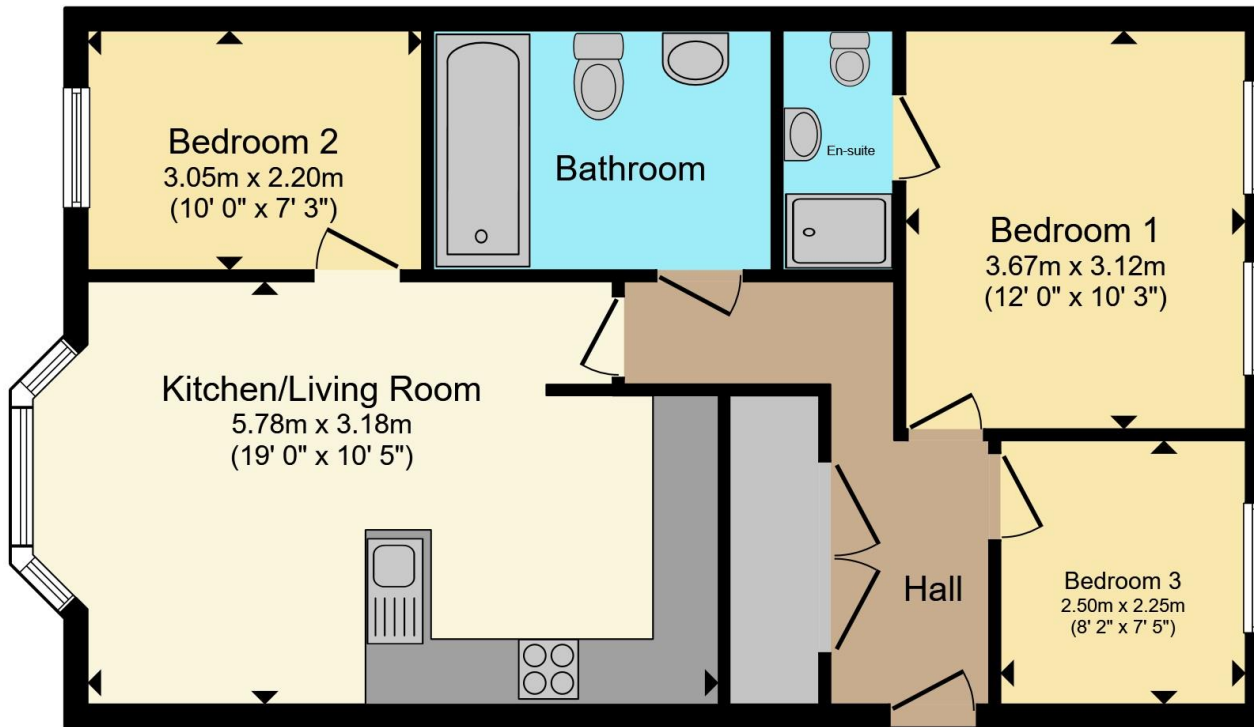
Bathroom

Bath with mixer tap and shower over. Toilet.
Wash hand basin. Radiator. Part tiled.

Outside

Allocated parking space bay 20.





Total floor area 66.5 m² (716 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

Connells

To view this property please contact Connells on

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19 Market Street
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EPC Rating: C Council Tax
 Band: A

Service Charge:
 1489.16

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH303267

This is a Leasehold property with details as follows; Term of Lease 124 years from 23 May 2008. 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.

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