



**Connells**

Somers Way  
Eastleigh



## Property Description

Offered with no onward chain, this beautifully presented upper floor apartment boasts generous living space and a stylish modern finish throughout.

Set in a sought-after location surrounded by greenery, it's the perfect home for first-time buyers, investors, or those looking to downsize.

The bright and airy lounge is flooded with natural light thanks to large windows and a private balcony, seamlessly opening into a sleek modern kitchen complete with integral oven.

Both bedrooms are well-proportioned doubles, with the master benefiting from its own ensuite shower room, while a contemporary family bathroom serves the second bedroom.

Further highlights include allocated parking and excellent transport links nearby, making commuting and everyday travel a breeze.

Ready to move into, this fantastic apartment offers the perfect blend of comfort, style, and convenience.

## Entrance Hall

Intercom. Radiator. Storage cupboard x2 with fusebox and meters.

## Lounge

16' 7" x 12' 7" ( 5.05m x 3.84m )

Double glazed window to side aspect. Balcony to rear aspect. Radiator x2.

## Kitchen

12' 3" x 6' 6" ( 3.73m x 1.98m )

Double glazed window to front aspect. Fitted kitchen with wall and base units. Integrated oven and hob with extractor fan. Space for fridge freezer and washing machine. Open plan to lounge. Boiler in cupboard.

## Bedroom 1

13' 2" x 8' 6" ( 4.01m x 2.59m )

Double glazed window to rear aspect.  
Radiator.

## En-Suite

Toilet. Wash hand basin. Shower cubicle.  
Extractor fan. Shaving port. Radiator.

## Bedroom 2

13' 4" not into excess x 8' 4" ( 4.06m not into  
excess x 2.54m )

Double glazed window to rear aspect.  
Radiator.

## Bathroom

Double glazed window to front aspect. Wash  
hand basin. Toilet. Bath. Extractor fan.  
Radiator.

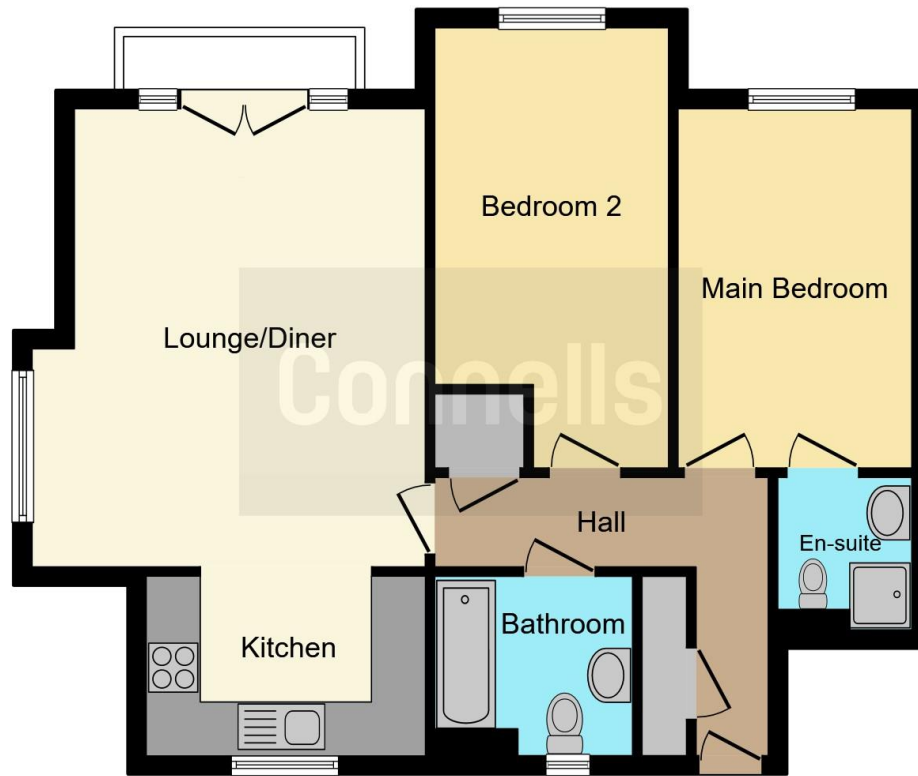
## Outside

One allocated parking space and visitor  
space.

## Agent Notes

EWS-1 certificate  
Recently re-painted throughout





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

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1490.54

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH308887](http://connells.co.uk/Property/EGH308887)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2011. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGH308887 - 0004

