



Elizabeth Court, The Crescent, Eastleigh, SO50 9TA

No Onward Chain £85,000

Situated in a well-maintained development exclusively for the over 55s, this one-bedroom 2nd Floor (Served by a lift) apartment offers a comfortable and secure lifestyle just moments from the heart of the town. With both stair and lift access, the property is easily accessible and benefits from excellent communal amenities, including a welcoming residents' lounge and convenient laundry facilities. A perfect choice for those seeking independent living with the added reassurance of a supportive community setting.

The property benefits from Lounge, separate fitted kitchen, Double bedroom with built in wardrobe, showeroom, communal grounds, private parking. No onward chain.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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Entrance Hallway

Textured ceiling with coving, two ceiling light points, access to the roof void, provision of power points, panel radiator and a wall mounted security entryphone system.

A cloaks cupboard opens and houses the electric consumer unit, a second cupboard opens provides useful storage.

All doors are of a six panel design.

Lounge 9'10" x 13'7" (3.02 x 4.16)

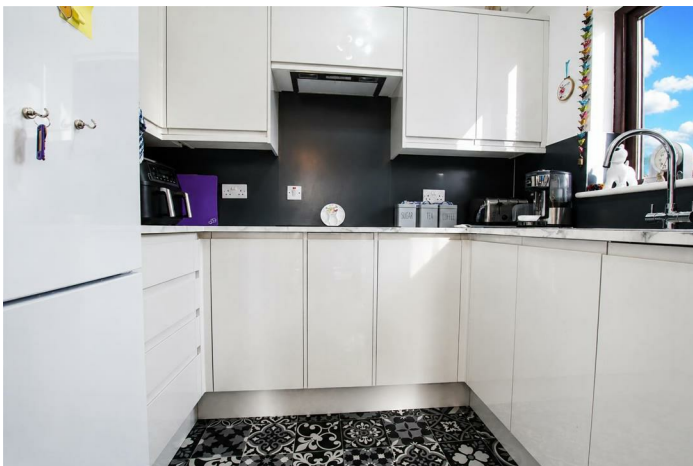
A light and bright dual aspect room with a textured ceiling with coving, upvc double glazed windows to the rear and upvc double opening patio doors onto a Juliett balcony. Provision of power points, television point, modern panel heater, a folding door gives access through to the kitchen.



Kitchen 5'10" x 7'10" (1.80 x 2.39)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over, Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner 'Lamona' hob with extractor hood over, space for a free standing tall fridge / freezer, integrated 'Zanussi' slim line dishwasher. Aquaboard splashback panelling.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, linoleum floor covering.



Bedroom 9'2" x 9'7" (2.80 x 2.93)

Textured ceiling with coving, ceiling light point, upvc double

glazed window to the rear of the property, provision of power points, wall mounted panel heater. Double wardrobe with folding doors, providing hanging rail and shelving over.



Shower Room 4'10" x 6'5" (1.48 x 1.98)

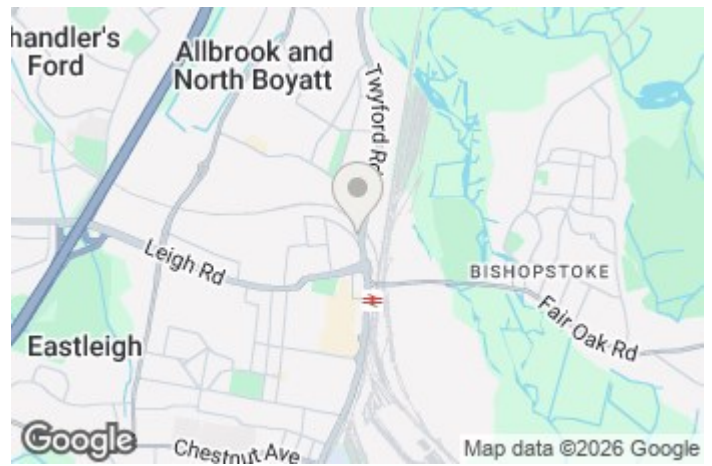
Fitted with a wash hand basin set within a vanity unit with useful storage below and splashback behind, low level wc with concealed cistern, walk in shower enclosure with a glass and chrome sliding door and aquaboard panelling within and a 'Myra' go electric shower within.

Textured ceiling with coving, ceiling light point, wall mounted heater, linoleum floor covering.



Communal Facilities

Communal facilities include a large residents' lounge on the ground floor with an attractive conservatory overlooking the gardens, a communal kitchen off the residents lounge is ideal for socialising.



Laundry

Additionally, the block has a fully fitted laundry facility and a residents' toilet.



Parking

Parking is freely available via the private car park on site.

Tenure & Outgoings

We understand that the property is leasehold with the remainder of a 125 years from 01/03/1990, remaining 89 years.

Ground Rent: £50 Every 6 months

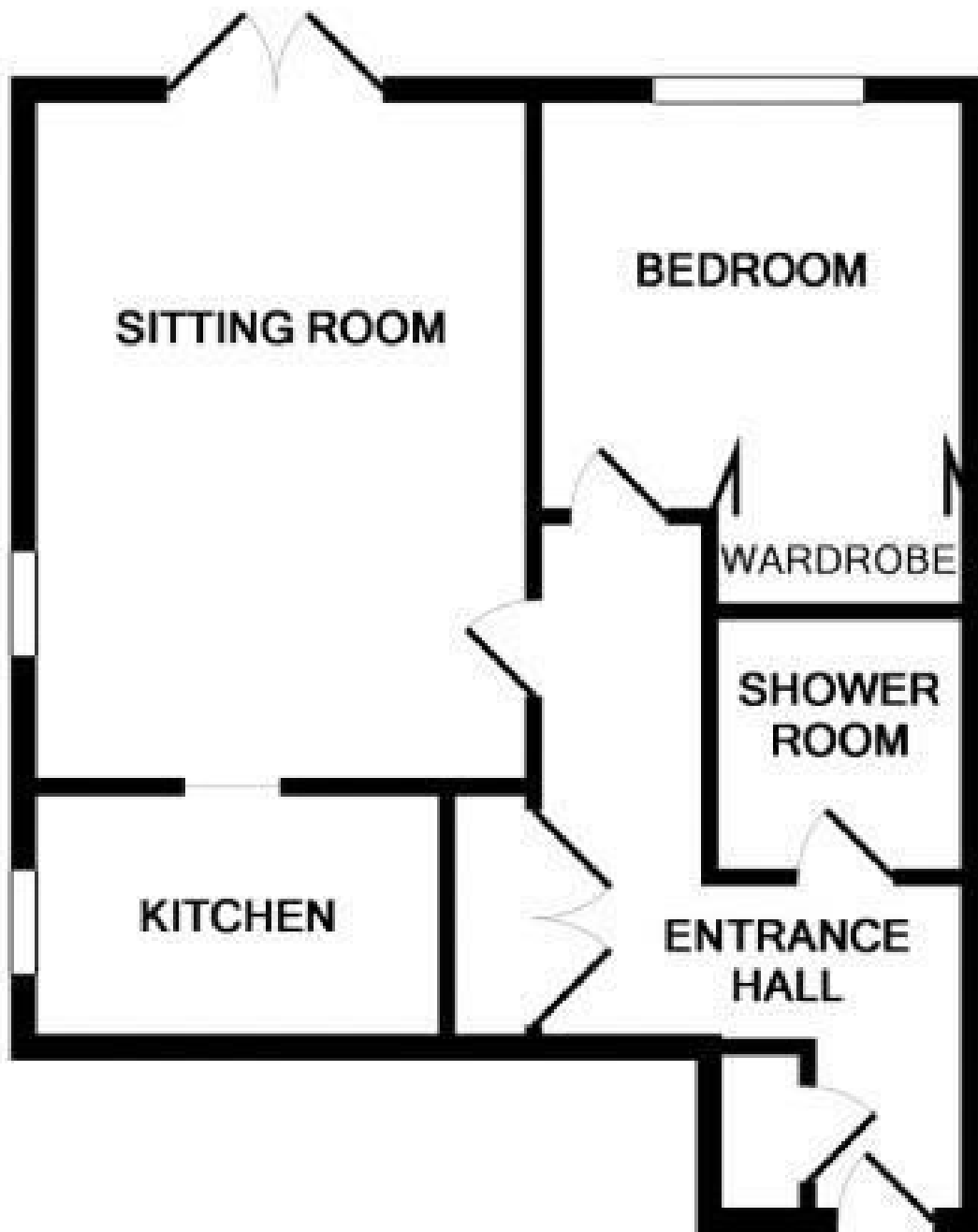
Maintenance: £1,800 Every 6 months

However, all these details of tenure are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

Guest Facilities

For the further convenience of the residents, their visitors can enjoy the use of a guest bedroom (with twin beds) and an en suite bathroom. This is subject to availability.

Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	