



**Connells**

Alexander Square  
Eastleigh





## Property Description

This beautifully presented first-floor apartment offers modern living in the heart of Eastleigh. Recently redecorated with new carpets throughout, this home is ready to move into and enjoy.

The spacious entrance hall leads to a bright and airy lounge featuring a Juliet balcony, seamlessly connected to a stylish modern kitchen with an integral oven.

The master bedroom benefits from its own en-suite, while the generous second double bedroom also boasts a Juliet balcony.

A separate contemporary bathroom completes the accommodation.

The property further benefits from communal gardens, allocated parking, and its proximity to excellent travel links and Eastleigh town centre, making it an ideal choice for first-time buyers, professionals, or investors.

Don't miss out on this fantastic opportunity-contact us today to arrange a viewing!

## Entrance Hall

Intercom. Radiator. 2x Storage cupboards. Airing cupboard.

## Lounge

13' 5" x 11' 8" ( 4.09m x 3.56m )

Double glazed window to side aspect. Double glazed doors to rear aspect to Juliet balcony. Open plan to kitchen. Radiator. TV port. Storage cupboard.

## Kitchen

11' 4" x 5' 6" ( 3.45m x 1.68m )

Modern fitted kitchen with wall and base units. Integral oven and hob. Space for washing machine and fridge freezer. Open plan to lounge.

## Bedroom 1

11' 1" x 10' 8" ( 3.38m x 3.25m )  
Double glazed window to side aspect.  
Radiator.

## En-Suite

WC. Wash hand basin. Shower cubicle.  
Heated towel rail. Tiled flooring.

## Bedroom 2

12' 1" x 10' 3" ( 3.68m x 3.12m )  
Double glazed window and Juliet Balcony to  
side aspect. Radiator. Made to fit blinds.

## Bathroom

6' 7" x 6' 4" ( 2.01m x 1.93m )  
WC. Wash hand basin. Bath with shower  
over. Heated towel rail. Shaving port. Tiled  
flooring.

## Outside

Communal garden, one allocated parking  
space and visitor parking.

## Agent Notes

Newly fitted carpets. Recently re-decorated.  
Service charges & Ground rent apply.





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:  
 1500.00

Ground Rent:  
 512.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309262](http://connells.co.uk/Property/EGH309262)**

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

**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: EGH309262 - 0004

