



Flat 3, Linford Court, 470 Fair Oak Road - SO50 7EZ
£200,000

WHITE & GUARD

Flat 3

Linford Court, Eastleigh

INTRODUCTION

White & Guard are pleased to offer for sale this well presented two bedroom first floor apartment, situated within the highly regarded residential development of Linford Court, Fair Oak. The property combines bright, well proportioned accommodation with a private balcony, allocated parking, and attractive communal surroundings, making it an ideal purchase for first time buyers, downsizers, or buy to let investors.

LOCATION

Linford Court is conveniently positioned within Fair Oak village centre, which offers a range of local shops, amenities, cafés, and public transport links. The area provides good access to Eastleigh, Winchester, and Southampton, as well as nearby motorway links and popular local schools. The development itself is tucked away in a pleasant residential setting with well maintained communal grounds.

- EASTLEIGH COUNCIL BAND B
- LEASEHOLD
- EPC RATING C
- NO FORWARD CHAIN
- TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE DINING ROOM
- MODERN FITTED KITCHEN
- PRIVATE BALCONY
- TWO ALLOCATED PARKING SPACES
- COMMUNAL GARDENS





INSIDE

The accommodation is accessed via a communal entrance and begins with a welcoming hallway providing access to all principal rooms. The spacious lounge/dining room is a key feature of the property, benefiting from excellent natural light and a feature fireplace, with patio doors opening directly onto the private balcony. The separate fitted kitchen is well arranged with a range of wall and base units, work surfaces, tiled splash backs, an integrated oven and hob, and space for further appliances, with a window providing light and ventilation. The property offers two bedrooms, the main bedroom being a generous double and benefitting from built in wardrobes with mirrored sliding doors, while the second bedroom is a versatile room suitable for a single bedroom, home office, or guest accommodation. The bathroom is fitted with a white suite comprising a panelled bath with shower screen, wash hand basin, and WC, complemented by tiled walls and a frosted window.

OUTSIDE

Externally, the property enjoys the use of well kept communal gardens and benefits from a private balcony overlooking the grounds. The apartment also offers two tandem allocated parking spaces within the residents' car park, along with additional visitor spaces. Linford Court is a well maintained block set within attractive landscaped surroundings.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Maintenance Service Charge £119.00 per year

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ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

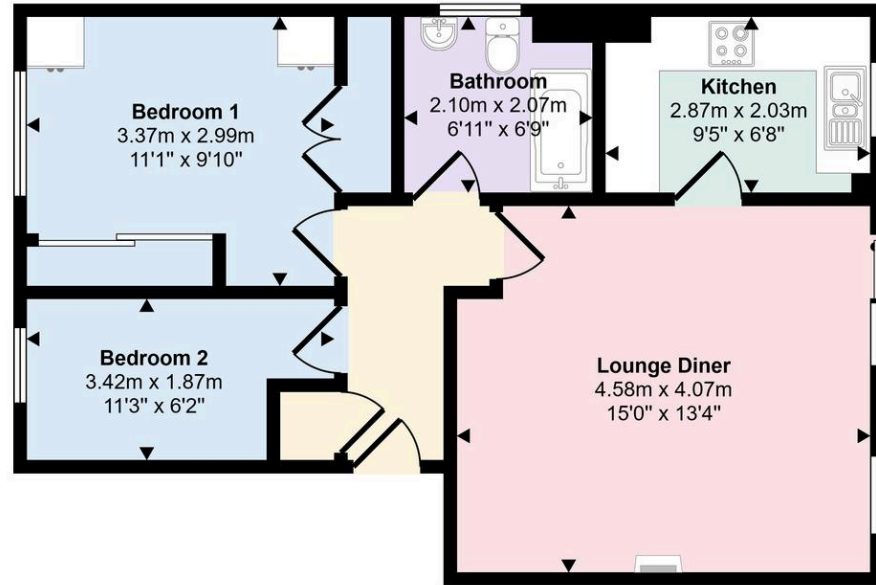
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



**Approx Gross Internal Area
52 sq m / 564 sq ft**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.