



53, Somers Way, Eastleigh, SO50 5TQ
£1,300 PCM

A two bedroom, top floor apartment with allocated parking space and pleasant views over Lakeside Country Park. The apartment on offer briefly comprises a large lounge with a balcony overlooking Lakeside, fitted kitchen, two good sized bedrooms with the master bedroom benefitting from an En-suite Shower Room as well as a fitted bathroom. The property is just a short walk from Eastleigh Town centre, with great links to the motorway and airport and is wonderfully presented throughout.
Vacant available now

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The property is accessed via a security door with intercom system. From the landing a two panel door opens to

Entrance Hallway

Smooth plastered ceiling, two ceiling light points, access to the roof void, laminate floor covering, provision of power points, telephone point, wall mounted security entry door intercom, heating control thermostat.

A couple of useful cupboards open, one providing slatted linen shelving the other houses the electric consumer unit and electric meter.

All doors are of a two panel design.

Lounge 11'6" x 18'3" (3.53 x 5.57)

Smooth plastered ceiling, two ceiling light points, two double panel radiators, natural light is provided by upvc double glazed windows to the rear aspect, and upvc opening doors to a balcony with adjacent full height windows. Provision of power points, television, Sky and telephone point. Continuation of laminate floor covering from the entrance hallway.

From here a wide opening leads through to the kitchen.



Bedroom 1 13'1" x 9'0" (3.99 x 2.76)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, single panel radiator, provision of power points, continuation of laminate floor covering.



Kitchen 6'11" x 10'2" (2.12 x 3.12)

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, four burner gas hob with extractor hood over. 'Indesit' electric fan assisted oven, space and plumbing for an automatic washing machine, space for a tall fridge / freezer. Ceramic glazed splashback wall tiling.

Smooth plastered ceiling, four ceiling spot lights, ceramic glazed tiled flooring.

Ensuite Shower Room 5'8" x 5'7" (1.74 x 1.71)

Fitted with a three piece suite comprising pedestal wash hand basin, shower enclosure with a glass and chrome sliding door and thermostatic shower valves within, low level wc with dual push flush and ceramic glazed tiling to full height around the shower and wash hand basin area.

Smooth plastered ceiling, ceiling light point, extractor fan, chrome heated towel rail, ceramic glazed tiled floor.



Bedroom 2 13'1" x 8'5" (4.0 x 2.57)

Smooth plastered ceiling, ceiling, ceiling light point, upvc double glazed window to the side and rear aspect, single panel radiator, laminate floor covering, provision of power points.




Family Bathroom 5'8" x 5'7" (1.75 x 1.71)

Fitted with a three piece white suite comprising pedestal wash hand basin close coupled wc, panelled bath with glass and chrome shower screen over and thermostatic valves within. Ceramic glazed tiled walls.

Smooth plastered ceiling, ceiling light point, extractor fan, chrome heated towel rail



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		