David Evans
ESTATE AGENTS

Property Details

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Boston Court, Brownhill Road, Eastleigh, SO53 2EH
Reduced To £220,000

A wide expanse of glazed doors open to a balcony with trees as a backdrop providing a very pleasant feature to the expansive and light principal living area of this ground floor apartment at Chandlers Ford. The kitchen is very nicely fitted with wooden fronted units and contrasting heat resistant worksurfaces. Both bedrooms are double size and are served by a three piece bathroom suite. There is a garage in a separate block. Shops and transport are close by. 944 Years Remaining On The Lease. No Forward Purchase.

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A two bedroom ground floor apartment immacutately presented and refurbished throughout. The property is accessed via an obscure glazed panel door

ENTRANCE HALLWAY

Smooth plastered ceiling, smoke alarm, four chrome spot lights, coving, electric heater. A door opens to an airing cupboard housing an insulated hot water cylinder with slatted linen shelving over. A second door opens to a useful cloaks cupboard providing useful storage and shelving and houses the electric consumer unit. Power point.

LOUNGE / DINER 18'3" narrowing to x 10'9" x 16'2" (5.57 narrowing to x 3.30 x 4.93)

DINING AREA

Textured ceiling, ceiling light point, coving, provision of power points, electric heater.



LOUNGE AREA

Obscure glazed window looking into the kitchen. Textured ceiling, two ceiling spot lights, coving, upvc double glazed window to the side aspect and a large upvc sliding door giving access to a balcony providing a very pleasant seating area with galvanised railing and obscure glazing.

Provision of power points, Virgin and television point, wall mounted electric heater.



KITCHEN 8'8" (2.65)

The kitchen is fitted with a range of 'Beech' effect matching cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit and a mono bloc mixer tap over. Four burner electric hob with extractor hood over, AEG fan assisted oven, plinth heater, space and plumbing for an automatic washing machine and space for a tall fridge / freezer. Ceramic glazed splash back tiling.

Textured ceiling, ceiing light point, upvc double glazed window to the front aspect, coving, extractor fan, linoleum floor covering.



BEDROOM 1 14'0" x 8'11" (4.28 x 2.72)

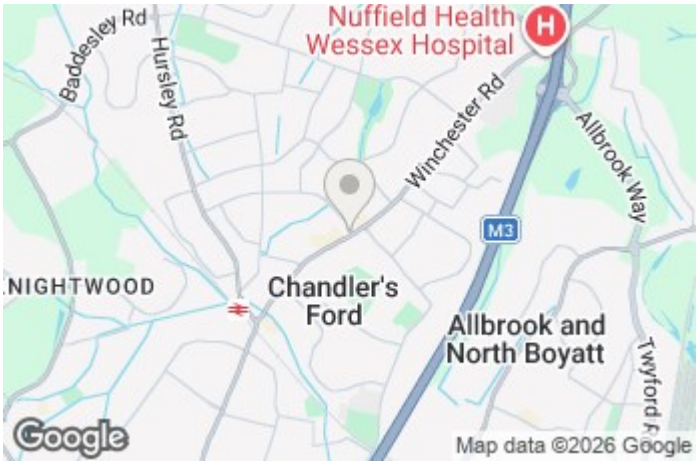
Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, electric heater, provision of power points. This room benefits from a range of fitted wardrobes accessed by sliding doors provides a good degree of hanging rail and shelving.



BEDROOM 2 14'0" x 8'11" (4.28 x 2.72)

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, wall mounted electric heater. A double wardrobe accessed by sliding door provides useful hanging rail and storage.





BATHROOM 7'3" x 5'4" (2.22 x 1.64)

Wash hand basin set within a vanity unit, concealed cistern wc set within a vanity unit with useful shelving, bath with a Myra advanced electric shower over, towel rail and Linoleum floor covering, two ceiling spot lights, extractor fan. Obscure upvc double glazed window to the front aspect.



GARAGE

The apartment benefits from an allocated garage with a parking space in front of

PARKING

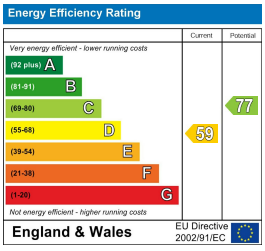
Off road parking is available in front of the garage door.

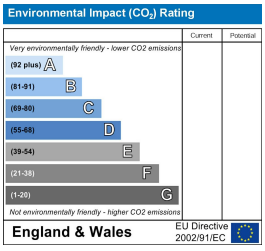
TENURE

An origonal lease of 999 years, with 941 years remaining.
Service charge £1,960 Per Year.
Ground rent £15 per Year.

Council Tax Band C







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