



Leigh Court Leigh Road
Eastleigh SO50 9EQ

for sale offers in excess of
£110,000



Property Description

Offered to the market with no onward chain, this well-maintained one-bedroom second-floor apartment is an excellent opportunity for first-time buyers and investors alike.

The accommodation comprises a welcoming entrance hall with useful built-in storage, a bright and spacious lounge, and a well-appointed fitted kitchen complete with an integral oven.

The generous double bedroom benefits from a built-in wardrobe, while the bathroom is fitted with a modern suite and features a shower over the bath.

Further benefits include an intercom entry system, an allocated parking space, and access to well-kept communal gardens.

Conveniently situated in the popular Leigh Court development, the property is within easy reach of Eastleigh town centre, offering a wide range of shops, restaurants and leisure facilities, as well as excellent transport links including the mainline railway station, motorway connections and Southampton Airport.

An ideal investment purchase or first home, early viewing is highly recommended.

Entrance Hall

Telephone intercom. Storage heater. Built in double cupboard. Built in cupboard housing water tank.

Lounge

Double glazed window to front aspect. TV port. Storage heater.

Kitchen

Double glazed window to side and rear aspect. Fitted kitchen with wall and base units. Fitted hob with electric oven and extractor hood. Space for fridge freezer and washing machine. Stainless steel sink and drainer.

Bedroom

Double glazed window to front aspect. Double built in wardrobe. Storage heater.

Bathroom

Double glazed window to rear aspect. Electric shower over bath. Wash hand basin. Toilet. Part tiled.

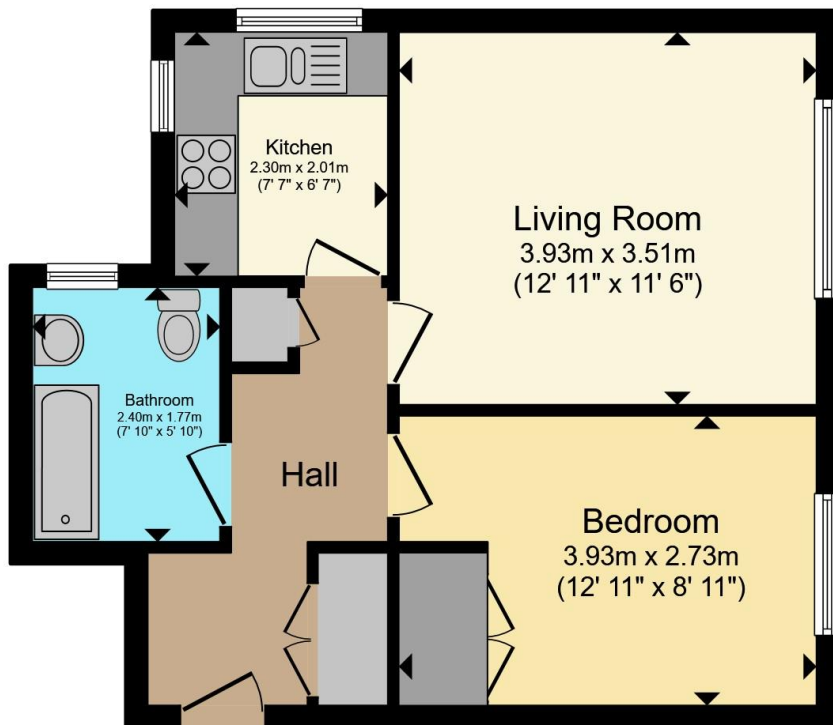
Outside

Allocated parking space. Communal garden.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 41.9 m² (451 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

T 02380 618 343
E eastleigh@connells.co.uk

19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 2611.05

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH309729

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1990. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGH309729 - 0004