



Anfield Court, Anfield Close, Eastleigh, SO50 7LF **Chain Free £220,000**

A spacious 2 double bedroom ground floor apartment in a neat block with communal gardens in a cul de sac location. Double glazing is installed and a garage is conveyed with the property. Private entrance hall with security entryphone, spacious & light sitting room with a square bay window overlooking the lawns to the rear, good sized fitted kitchen/breakfast room, bathroom. The village shops are within walking distance and Eastleigh with its railway station & busy commercial environment is ten minutes by car.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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Accessed via the communal entrance door with security entry phone system. The subject apartment is located on the ground floor and accessed by an upvc obscure door opening to

Entrance Hallway

Textured ceiling with coving, ceiling light point, double panel radiator, wall mounted security entry phone system.

An airing cupboard opens provides slatted linen shelving.

Lounge 11'3" x 12'11" (3.45 x 3.96)

Textured ceiling with coving, ceiling light point, natural light is provided by a upvc box bay window, double panel radiator, provision of power points and television point.



Bedroom 2 12'6" x 8'0" (3.82 x 2.44)

Textured ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, double panel radiator, laminate floor covering.



Kitchen 12'11" x 7'11" (3.94 x 2.43)

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 composite sink unit with drainer and a mono bloc mixer tap, four burner gas hob with extractor hood over. Integrated mid height 'Indesit' double oven, space for a tall fridge / freezer, space and plumbing for a dishwasher and automatic washing machine.

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, wall mounted Worcester Bosch combination boiler.



Shower Room 6'10" x 6'1" (2.10 x 1.87)

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc, corner shower enclosure with electric 'Myra' shower within.

Accessed via a sliding door, textured ceiling with coving, ceiling light point, extractor fan, chrome heated towel rail, linoleum floor covering. Wall mounted 'Dimplex' heater.



Bedroom 1 11'4" x 12'7" (3.46 x 3.84)

Textured ceiling with coving, upvc double glazed window to the rear aspect, double panel radiator, provision of power points.

Garage

A garage is conveyed with this property, and is located in a block.

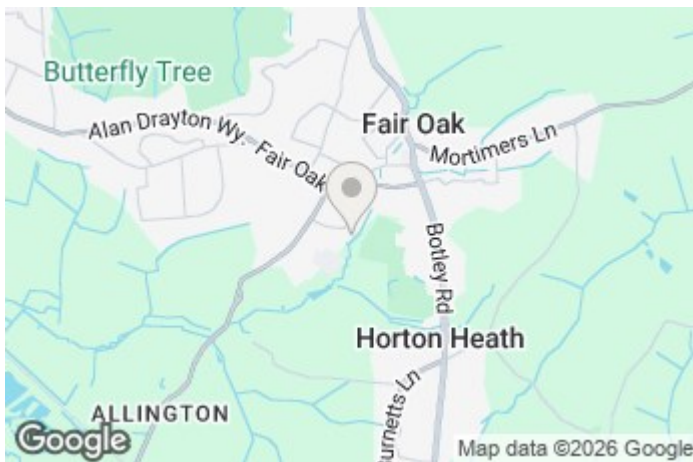
Communal Gardens

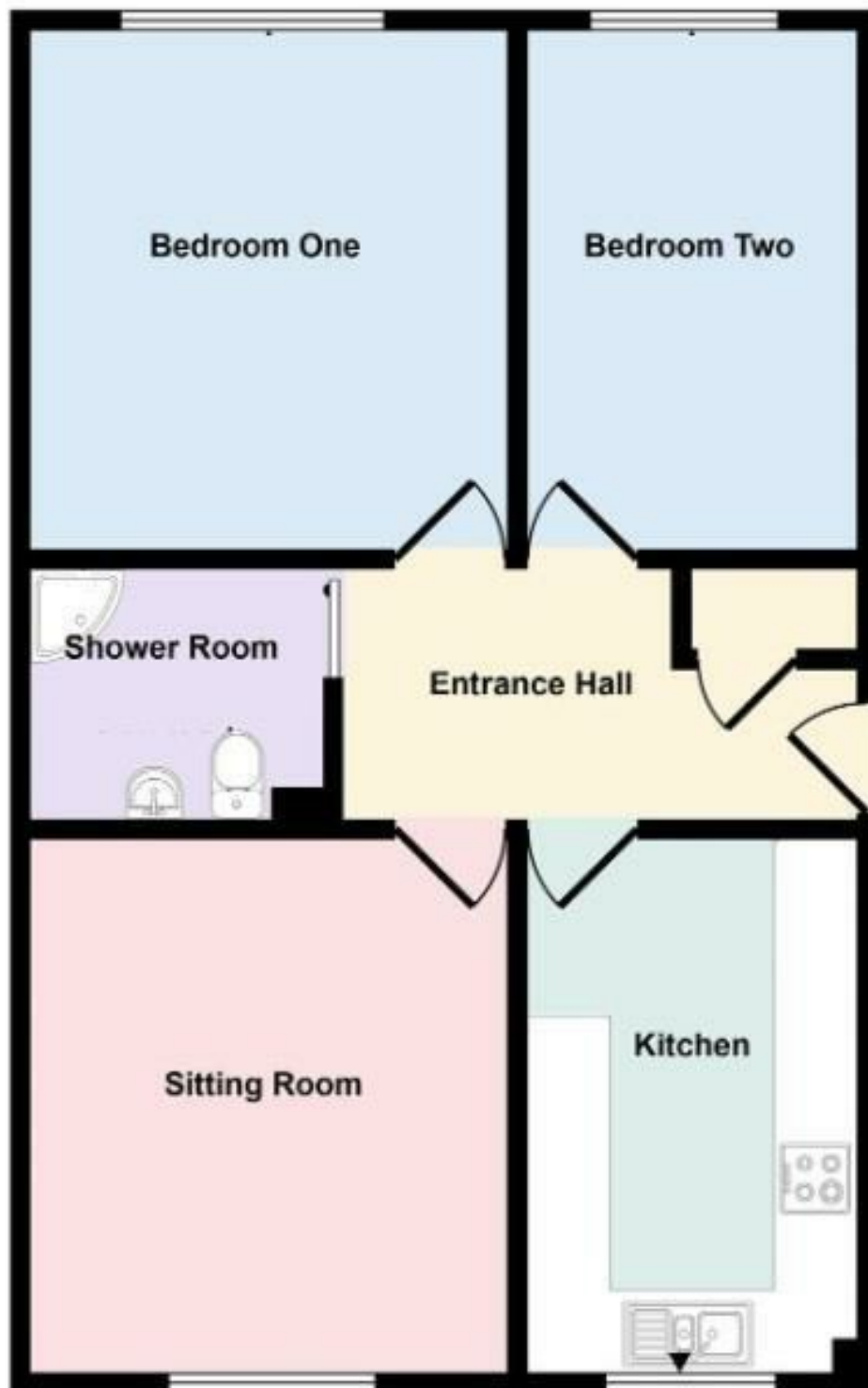


Tenure

125 years from 1 April 2005,m 103 Years remaining.
service charge £1,700 per Annum paid in two instalments.

Council Tax Band B





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	
73	76
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	