

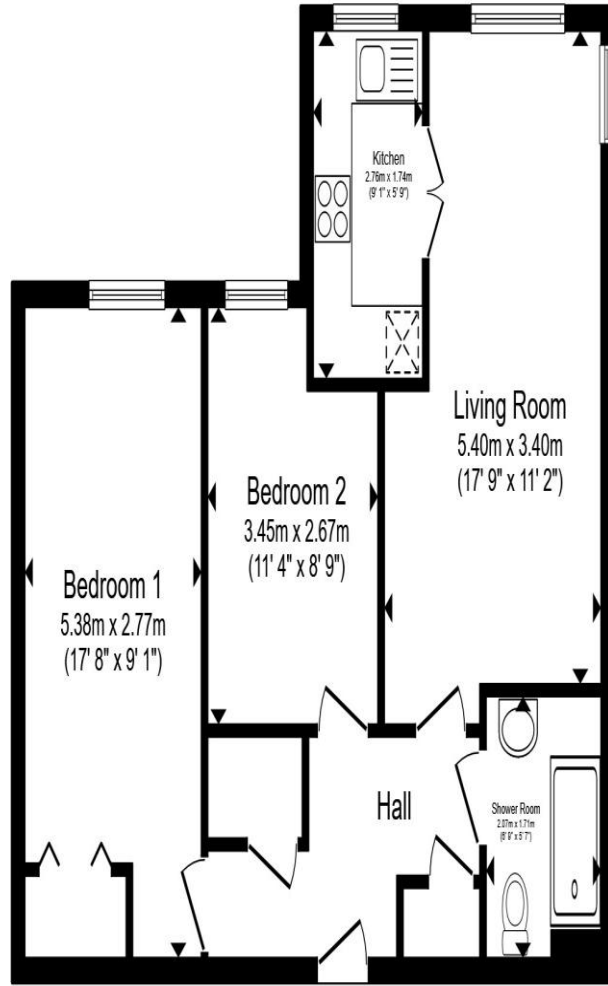


**Fairholme Court, Archers Road, Eastleigh SO50 9PP**

**welcome to**  
**Fairholme Court, Archers Road, Eastleigh**

Well-presented two bedroom retirement apartment on the second floor, exclusively for the over 60's. Benefits include residents' lounge, laundry facilities, a House Manager, lift access and no onward chain. Conveniently located close to the town centre and local amenities. Arrange to view now!





**Second Floor**

Total floor area 58.9 m<sup>2</sup> (634 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](http://www.propertybox.io)



**Entrance Hall**

**Bedroom One**

17' 8" x 9' 1" ( 5.38m x 2.77m )

**Bedroom Two**

11' 4" x 8' 9" ( 3.45m x 2.67m )

**Lounge/Diner**

17' 9" x 11' 2" ( 5.41m x 3.40m )

**Kitchen**

9' 1" x 5' 9" ( 2.77m x 1.75m )

**Bathroom**

6' 9" x 5' 7" ( 2.06m x 1.70m )

**Communal Areas**

welcome to

## Fairholme Court, Archers Road, Eastleigh

- RETIREMENT PROPERTY - OVER 60'S
- COMMUNAL LOUNGE, KITCHEN & LAUNDRY AREA
- NO CHAIN
- 2ND FLOOR WITH LIFT
- GARDEN ACCESS & PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5258.00

Ground Rent: 450.00

### Directions to this property:

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head towards Regal Walk

Turn left onto Wells PI

At the roundabout, take the 1st exit onto Southampton Rd/A335

Continue to follow A335

At the roundabout, take the 1st exit onto Romsey Rd/A335

Turn right onto Newtown Rd., turn left onto Weston Rd

Turn left onto Archers Rd

Your destination will be on the left



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/ELH106983](https://fox-and-sons.co.uk/Property/ELH106983)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

ELH106983 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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