David Evans
ESTATE AGENTS

Property Details

TEL: (023) 8061 6060
www.david-evans.co.uk









# 25, Helford Gardens, Southampton, SO18 3LX
# £800 PCM

Excellent ground floor studio apartment in a neat modern block with parking provision and a small lawned garden. Double glazing, heating & hot water on the Economy 7 system. Entrance hall, fully tiled white bathroom, spacious principal living area 14'8 x 9'10 with two windows to front aspect, laminate flooring. Pull down double bed and good storage. Separate 9'3" x 5'2" fitted kitchen. Popular location well served by shops, restaurants, hairdressers, etc. Unfurnished and Available NOW



*David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29*

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.GOV.UK · OnTheMarket.com · Relocation agent network · ClientMoney Protect · TDS Tenancy Deposit Scheme member

*These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.*

The property is accessed via a canopied porch. A upvc door with obscure glazing and crescent window opens to the subject apartment.

## Entrance Lobby
Textured ceiling, laminate floor covering, electric meter.

## Inner Lobby
Textured ceiling, ceiling light point, electric consumer unit.

From here a solid panel door leads through to the bathroom and and opening through to the living area.

## Living Area 14'9" x 9'10" (4.50 x 3.0)
Textured ceiling, two ceiling light points, laminate floor covering, provision of power points, television point and telephone point. A wall mounted electric night storage heater. The room benefits from fitted cupboards providing hanging rail and shelving to either side of the pull out bed unit.

Nautral light is provided by two upvc double glazed windows to the front aspect.



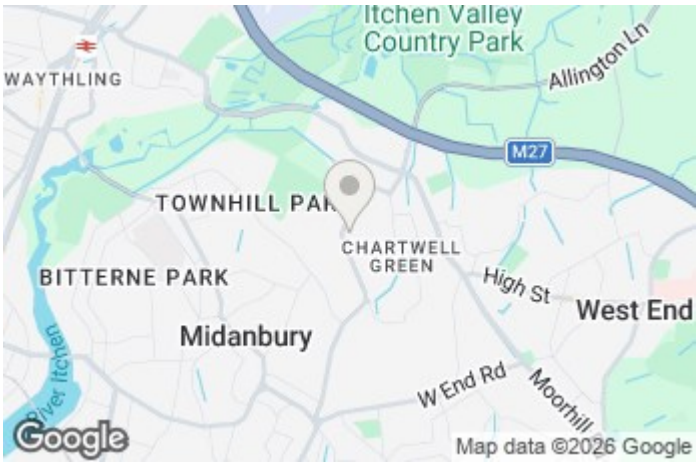
## Kitchen 9'3" x 5'2" (2.82m x 1.57m)
Textured ceiling, ceiling light point, upvc double glazed window to the font aspect, linoleum floor covering. The kitchen is fitted with a range of low level cupboard andd drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, electric free standing cooker with hotpates over. Space for a fridge / freezer, space and plumbing for an automatic washing machine.

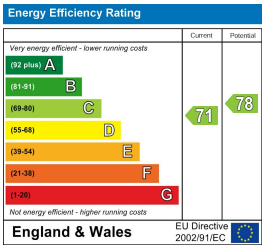


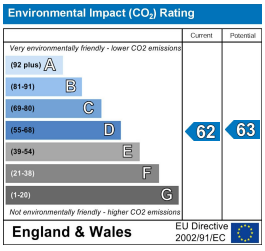
## Bathroom 6'1" x 5'6" (1.87 x 1.70)
Textured ceiling, ceiling light point, ceramic glazed tiled flooring. Fitted with a three piece white suite comprising pedetal wash hand basin, low level wc, panelled bath with an electric Triton shower over. Ceramic glazed tiling to full height, wall mounted electric fan heater.

From here a solid panel door opens to the airing cupboard housing the hot water cylinder and with slatted linen shelving.








**David Evans Estate Agents, 4 High Street, Eastleigh, Hants, SO50 5LA**
**Tel: 02380 616060 | Fax: # | sales@david-evans.co.uk | www.david-evans.co.uk**