

117 Nutbeem Road, Eastleigh, SO50 5JR

PRICE GUIDE: £220,000 Leasehold No Forward Chain



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Offered with no forward chain is this spacious and contemporary first floor apartment located in the heart of Eastleigh just a short walk from the town centre. The well presented accommodation briefly comprises of an entrance hall, kitchen/breakfast room, lounge/dining room, two double bedrooms, an en-suite shower room and a family bathroom. The property benefits from gas central heating, allocated parking and a secure communal entrance door shared with just one other neighbouring apartment. Internal viewing is strongly advised to fully appreciate the quality and size of the accommodation on offer.

CENTRAL LOCATION * CONTEMPORARY DEVELOPMENT

SECURE ENTRY SYSTEM * ENTRANCE HALL

LOUNGE/DINING ROOM * KITCHEN/BREAKFAST ROOM

TWO DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM

FAMILY BATHROOM * ALLOCATED PARKING

GAS CENTRAL HEATING

PRIVATE ENTRANCE HALL: Single radiator, central heating thermostat and smoke alarm.

LOUNGE/DINING ROOM: 15'0 x 14'9 (4.58 x 4.48) Front elevation window and double doors to 'Juliet' balcony, feature stone fireplace with electric fire, two double radiators, t.v aerial point and telephone point.

KITCHEN/BREAKFAST ROOM: 14'8 x 9'10 (4.46 x 2.99) Very well fitted with a range of base-level, tower and wall-mounted units to incorporate a one-and-a-half bowl sink unit inset in mottled work surfaces with splash-backs over. Fitted appliances include a high-level fan assisted oven, four-ring induction hob with canopy extractor over, base-level fridge and freezer, and a tumble dryer. There is a recess with plumbing for a washing machine, concealed Worcester-Bosch boiler, front elevation window and tiled flooring.



BEDROOM 1: 13'0 x 9'3 (3.97 x 2.82) Rear elevation bay window, single radiator, t.v aerial point and telephone point, and door to;

EN-SUITE: Largely tiled and with a matching white suite of corner shower cubicle, pedestal wash hand basin and a close coupled w.c. Heated towel rail, extractor fan and rear elevation obscured glass window.

BEDROOM 2: 13'10 x 8'0 (3.97 x 2.44) Rear elevation window, t.v aerial point and telephone point.

BATHROOM: Half-tiled and well appointed with a matching white suite of panel bath, pedestal wash hand basin and close coupled w.c. Heated towel rail and extractor fan.

OUTSIDE: Externally, there are well maintained communal grounds as well as an allocated parking space.

LEASE DETAILS: Residue of 125 Years From 1st July 2004. We understand there is a six-monthly service charge of circa £611.31 and there is a capped £150 per annum ground rent. Please note additional legal fees could be incurred for items such as leasehold or management packs when purchasing this property.

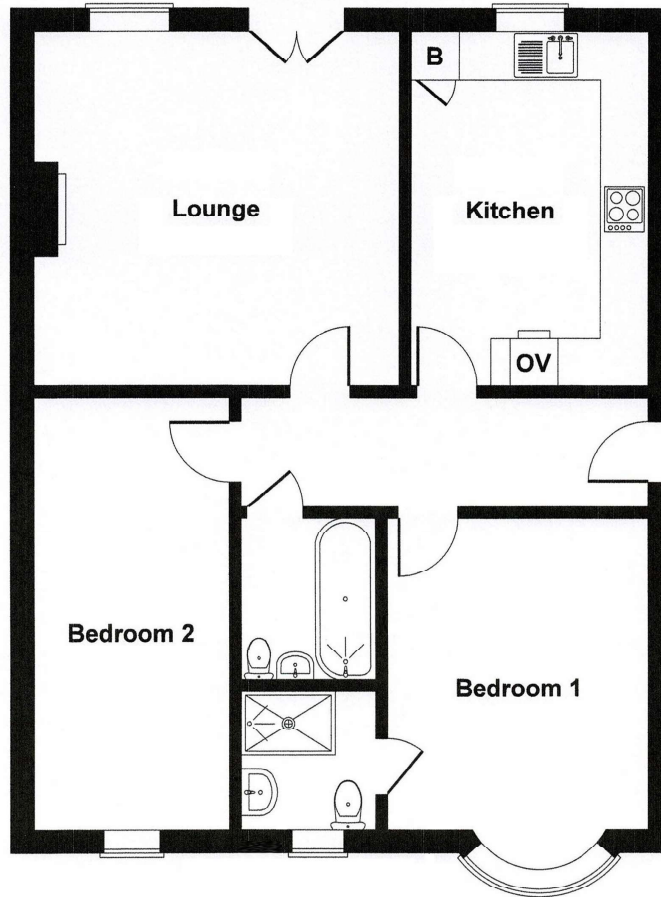
COUNCIL TAX BAND: B (currently £1,823.95 pa) Eastleigh Borough Council

These details were taken by George Mead from whom any further information can be obtained.



117 Nutbeem Road

Approximate Gross Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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