



## 2, Bright Wire Crescent, Eastleigh, SO50 5SQ £165,000

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An ideal starter home with this ground floor apartment in a modern development in central Eastleigh. Its many facilities & mainline station are within easy walking distance and fast access is available to the M3 and M27. Accessed by its own private door the apartment provides a spacious sitting room with decor fireplace, an efficient, well planned kitchen, cloakroom/wc and a double bedroom with an en suite shower room. A parking space is conveyed to the property.

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

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The property is accessed from the pavement to a glazed door opening to

### **Lounge 14'9" x 8'11" (4.5 x 2.74)**

Smooth plastered ceiling, ceiling light point. Natural light is provided by a upvc double glazed window to the front aspect. Wall mounted electric radiator, television point and a provision of power points. The room centres on an electric fireplace with a tiled hearth and an 'Adam' style surround over.

### **Kitchen 8'2" x 8'2" (2.5 x 2.5)**

The kitchen is fitted with a range of 'Beech' wooden style fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with mixer tap over. Space and plumbing for an automatic washing machine, space for fridge / freezer. Low level electric oven, with four burner hob and a 'Whirlpool' extractor hood over.

Smooth plastered ceiling, ceiling light point.



### **Bedroom 10'2" x 12'5" (3.10 x 3.8)**

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, wall mounted heater, provision of power points and a television point.



### **Shower Room 8'2" x 5'6" (2.5 x 1.7)**

Fitted with a three piece suite comprising wash hand basin set upon a vanity unit providing useful additional storage, shower enclosure with thermostatic shower valves and dual head. Low level wc, heated towel rail and a shavers point.

Smooth plastered ceiling, with downlighters. Tiled floor, with the shower enclosure tiled to full height within.



### **Cloakroom 3'11" x 5'10" (1.2 x 1.8)**

Fitted with a two piece suite comprising pedestal wash hand basin with tiled splashback and a low level wc.

Smooth plastered ceiling, extractor fan and a heated towel rail.



### **Allocated Parking**



### **Council Tax Band B**

### **Tenure**

The vendor has informed us that the lease of 155 years has 131

years remaining.

Ground rent is paid twice yearly (£75 per every 6 months).

Service charge is currently £595 paid twice a year.

These details will need to be verified by the vendors solicitors.





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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	