



**Connells**

Mill Court Mortimers Lane  
Fair Oak Eastleigh



### Property Description

This lovely two-bedroom, first-floor retirement apartment is situated within the popular Mill Court development in Fair Oak, designed exclusively for the over-60s.

The well-maintained accommodation comprises a spacious lounge enjoying pleasant views over the communal gardens, a fitted kitchen, and two generous double bedrooms, with the master benefiting from a built-in double wardrobe.

A modern shower room completes the internal layout.

Mill Court offers a range of excellent communal facilities, including a residents' lounge, laundry room and a 24-hour emergency call system, providing both comfort and peace of mind. Externally, residents can enjoy well-kept communal gardens and residential car parking.

Conveniently located close to local amenities and with easy access to Eastleigh, this apartment is offered with no forward chain and would make an ideal, low-maintenance home in a friendly and secure community.

### Entrance Hall

Telephone intercom. Red pull cord. Electric heater.

### Lounge

Two double glazed windows to rear aspect overlooking communal garden. Built in cupboard housing a water tank. Electric radiator. TV & telephone port.

### Kitchen

Double glazed window to side aspect. Modern fitted kitchen with wall and base units. Fitted electric hob, oven and extractor hood. Space for fridge freezer. Stainless steel sink and drainer set into work top.



## Bedroom 1

Double glazed window to front aspect.  
Electric radiator. Built in double wardrobe.  
Emergency red pull cord.

## Bedroom 2

Double glazed window to front aspect.  
Electric heater. TV port. Emergency red pull  
cord.

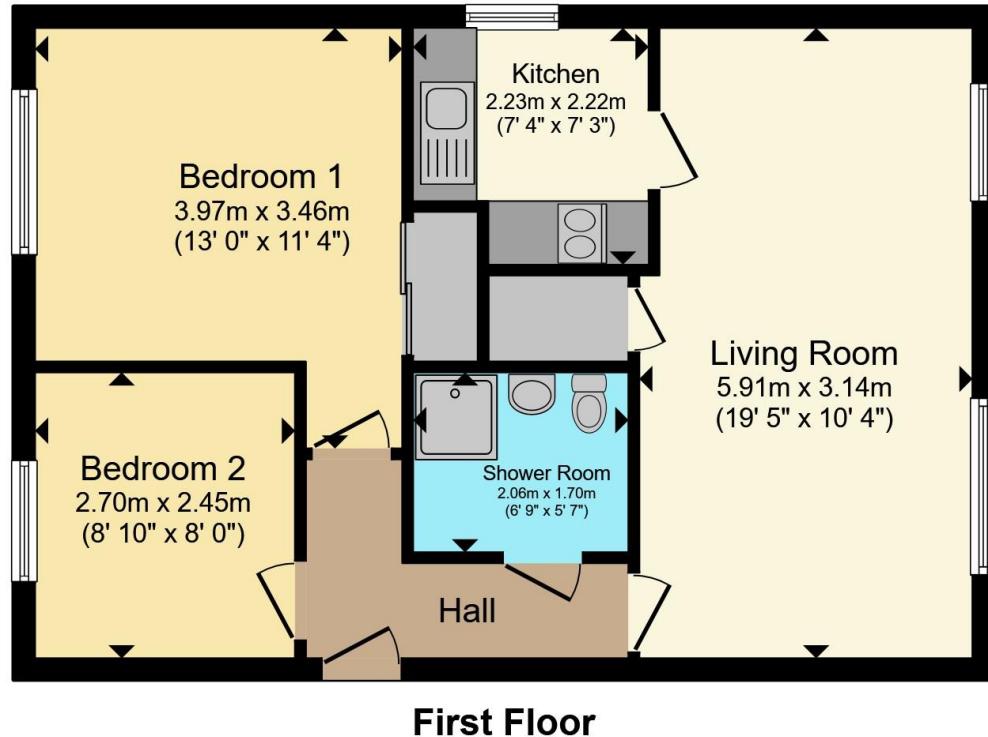
## Shower Room

Shower cubicle. Wash hand basin. Toilet.  
Fully tiled. Emergency red pull cord. Extractor  
fan.

## Outside

Communal garden. Residents' car park.





Total floor area 52.5 m<sup>2</sup> (566 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)

Connells

To view this property please contact Connells on

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
EASTLEIGH SO50 5RH

EPC Rating: C  
Council Tax  
Band: C

Service Charge:  
4600.00

Ground Rent:  
60.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309507](http://connells.co.uk/Property/EGH309507)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGH309507 - 0003

