



Connells

Canon Court Mortimers Lane
Fair Oak Eastleigh

Canon Court Mortimers Lane Fair Oak Eastleigh SO50 7BW

for sale guide price
£160,000



Property Description

A spacious two-bedroom first-floor maisonette ideally located in the popular area of Fair Oak, benefiting from an allocated parking space, private garage in a block and access to a beautifully maintained communal garden.

The property is accessed via its own private front door, with stairs leading to the first-floor entrance hall.

Accommodation comprises a generous lounge featuring a fireplace, a modern fitted kitchen with integral oven, two well-proportioned double bedrooms, and a contemporary shower room.

Offered with no onward chain, this home is ready to move into and would make an ideal first purchase, investment opportunity or downsize.

Externally, the communal garden is well maintained, providing a peaceful and attractive outdoor space, while the garage is located in a nearby block for added convenience.

Situated in a great location, close to local amenities and transport links, this property combines space, practicality and convenience, and should be viewed to be fully appreciated.

Entrance Hall

PVC door to front aspect. Stairs up to flat.

Landing

Airing cupboard. Hot water pump. Radiator. Loft access- part boarded, fully insulated and has light.

Lounge

Double glazed window to rear aspect. Bespoke fitted blinds. Electric fireplace. TV port.

Kitchen

Double glazed window to front aspect. Modern fitted kitchen with wall and base units. Under unit lighting. Fitted oven and hob. Integral fridge freezer. Space for washing machine and tumble dryer. Radiator.



Bedroom 1

Double glazed window to side aspect overlooking communal garden. Radiator.

Bedroom 2

Double glazed window to front aspect x2. Bay with built in dressing table. Built in wardrobes with mirrored sliding doors. Radiator.

Bathroom

Double glazed window to side aspect. Walk in shower. Wash hand basin. Toilet. Wall cabinet. Heated towel rail. Tiled walls.

Outside

Allocated parking space. Communal garden.

Garage

15' 4" x 7' 8" (4.67m x 2.34m)
Up and over door. Roof replaced 1 year ago.





Total floor area 57.2 m² (616 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



To view this property please contact Connells on

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19 Market Street
 EASTLEIGH SO50 5RH

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1300.00

Ground Rent:
 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH308839

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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