





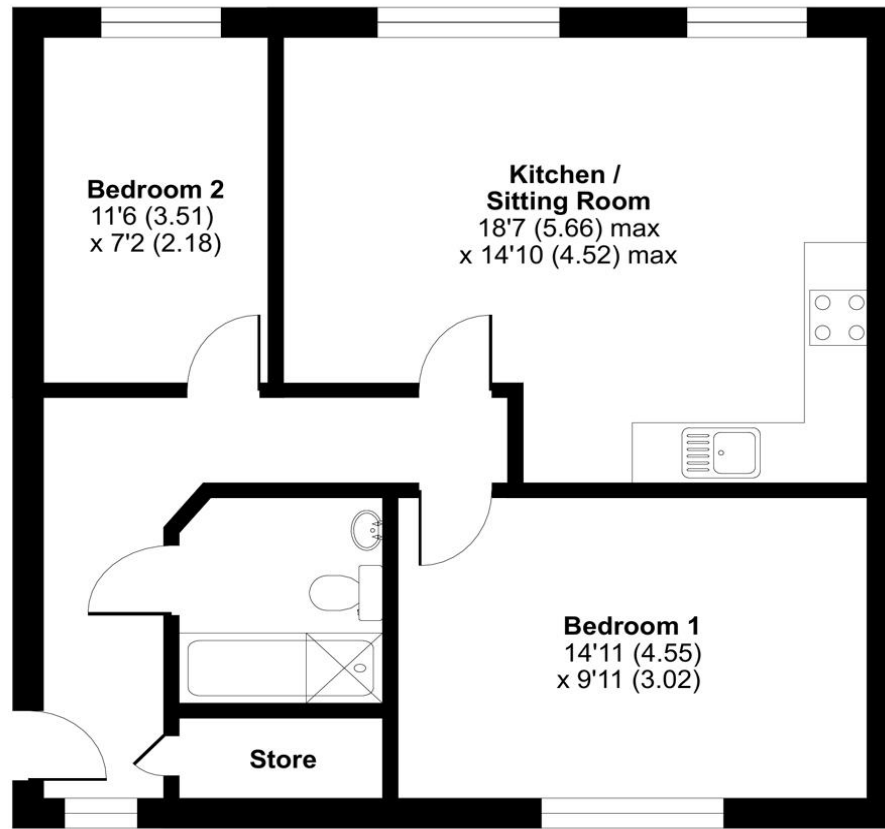
## ACCOMMODATION

A wonderful two-bedroom, top-floor apartment located in a sought-after position within North Stoneham Park. Impressive throughout, the entrance hall guides you into the property and through to the rest of the accommodation. The kitchen has been beautifully finished with grey gloss units complemented by stylish light worktops and integral white goods. The generous sitting room offers a cosy area to retreat to with large windows allowing light to stream into the room. The property also offers two double bedrooms making this ideal for sharers or when friends and family come to visit. The family bathroom complements the home further with modern grey tiling and a neutral fitted three-piece suite. Externally is where this home stands out with a beautiful picturesque surrounding, two allocated parking spaces and plenty of visitors parking. This property is also offered for sale with a complete onward chain.



Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 945237



### SITUATION

Eastleigh is a small town which lies on the River Itchen between Winchester and Southampton. It has a good range of shops as well as leisure and entertainment facilities. It is ideally located to provide convenient access to Winchester and Southampton. There is a railway station giving access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach.



### **SPECIFICATION**

- Two bedrooms
- Upper floor apartment
- Modern fitted kitchen
- South-facing open plan living
- Loft access
- Two allocated parking spaces

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: B

### **GUIDE PRICE**

Guide Price £245,000

### **TENURE**

Leasehold

Unexpired Years: 247 Years Remaining

Annual Service: Approx. £1,150

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.