



Cresbee Court, Toynee Road, Hampshire, SO50 9PQ



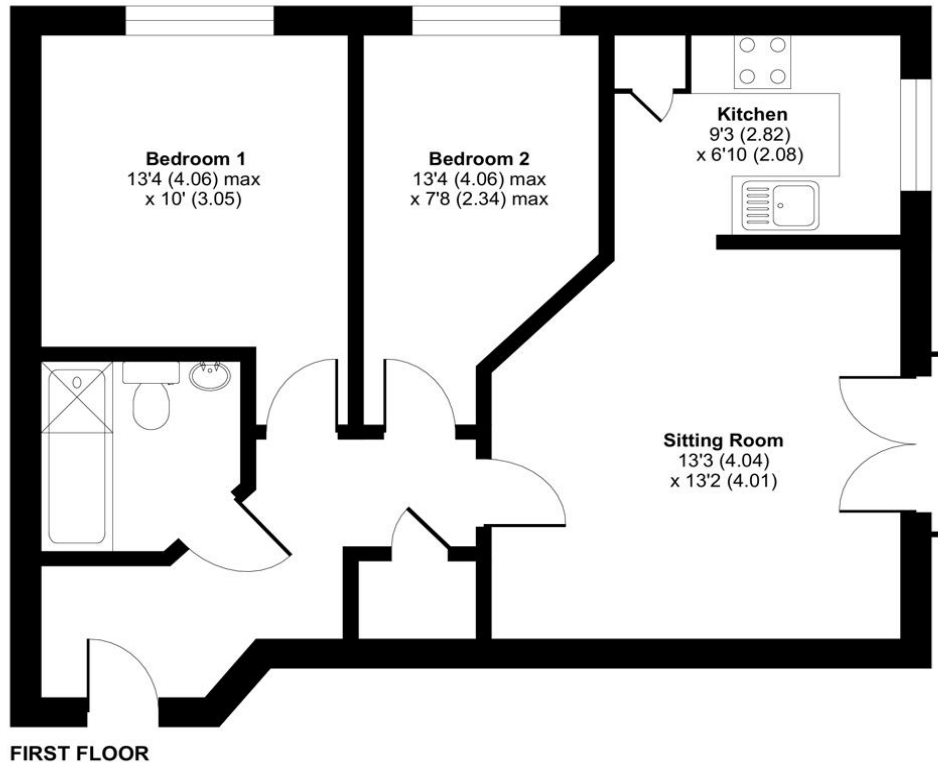
ACCOMMODATION

This spacious apartment offers dynamic space and natural light throughout. Upon entering the property, you are greeted by the welcoming hallway with doors through to the open-plan and well-proportioned kitchen/dining/sitting room which displays a Juliet balcony. The principal bedroom and bedroom two are both good-sized double rooms. The apartment also benefits from a useful storage cupboard. Further down the hallway you will find the three-piece bathroom suite serving both the principal bedroom and guest bedroom. Externally, the apartment has allocated parking and benefits from a communal garden perfect for spending time in the sunshine throughout the spring and summer months.



Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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	



Scan the QR code to find out more information about this property.

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.



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: 977899





SPECIFICATION

- Spacious first floor apartment
- Convenient location with easy access to the town centre
- Two double bedrooms
- Open-plan living accommodation
- Allocated parking
- Communal gardens

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band B

GUIDE PRICE £200,000

TENURE

Length of Lease: 125 years
Unexpired Years Remaining: 109 years remaining
Current Annual Service Charge: £1040.52
Current annual Ground Rent: £200.00
Ground Rent Increase: 100%
Ground Rent Review Period: 2032

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