



Charlie Soar Court, Eastleigh, Hampshire, SO50 5GJ

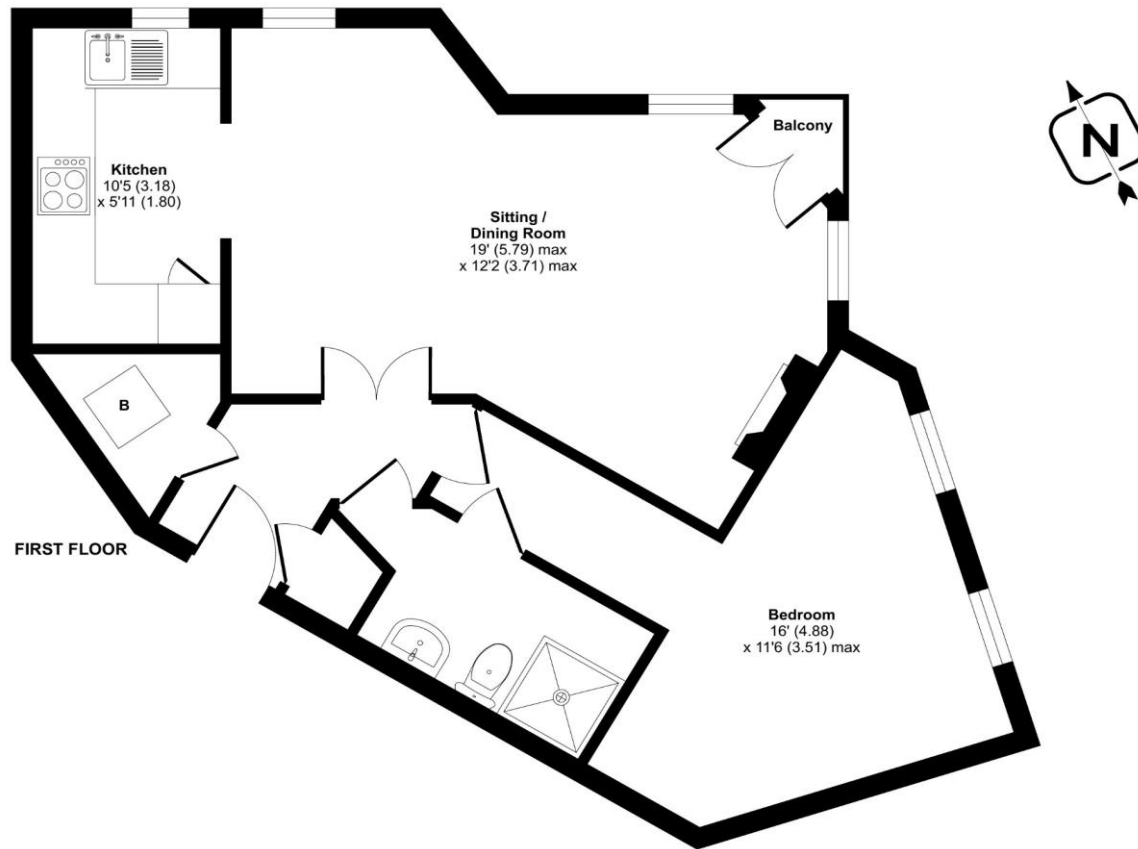


## ACCOMMODATION

Occupying a quiet and practical position in a popular development in the heart of Eastleigh, within walking distance of the town centre and mainline railway station. This beautifully presented and modern first floor, one bedroom apartment, has well-proportioned accommodation and enjoys gas central heating. The spacious open-plan design welcomes you with a well-appointed sitting/dining room featuring large windows and doors which open to a charming Juliet balcony, allowing superb natural light to flood the room. The fitted kitchen is separated by an archway and displays a range of wall and base units. This light and roomy apartment boasts one double bedroom enjoying a luxury en-suite shower room with a large walk-in shower which has the advantage of Jack and Jill doors. In addition, the property provides allocated parking for added enjoyment.

Approximate Area = 549 sq ft / 51 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(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 2024. Produced for Charters Estate Agents Limited. REF: 1120254



## SITUATION

Situated in a popular location, this property enjoys the advantages of easy access to the family-friendly Eastleigh town centre, as well as the vibrant cities of Southampton and Winchester with their wide range of leisure facilities and shopping opportunities. The nearby Eastleigh mainline railway station provides convenient and frequent services to London Waterloo. In addition, Southampton International Airport is just a short drive away, and the property enjoys easy access to major road links including the M3 and M27.



### **SPECIFICATION**

- Contemporary first floor one-bedroom apartment
- Bright and well-proportioned accommodation
- Popular location close to the town centre
- One double bedroom
- Modern Jack and Jill shower room
- Spacious sitting/dining room with Juliet balcony
- Gas central heating
- Allocated parking

### **LOCAL AUTHORITY**

Eastleigh Borough Council

Council Tax Band - B

### **GUIDE PRICE**

£169,950

### **TENURE**

Leasehold – 120 year lease

Current annual ground rent - £200.00

Expected increase – tbc

Annual service charge - £1700