



Alexander Square, Eastleigh, Hampshire, SO50 4BX



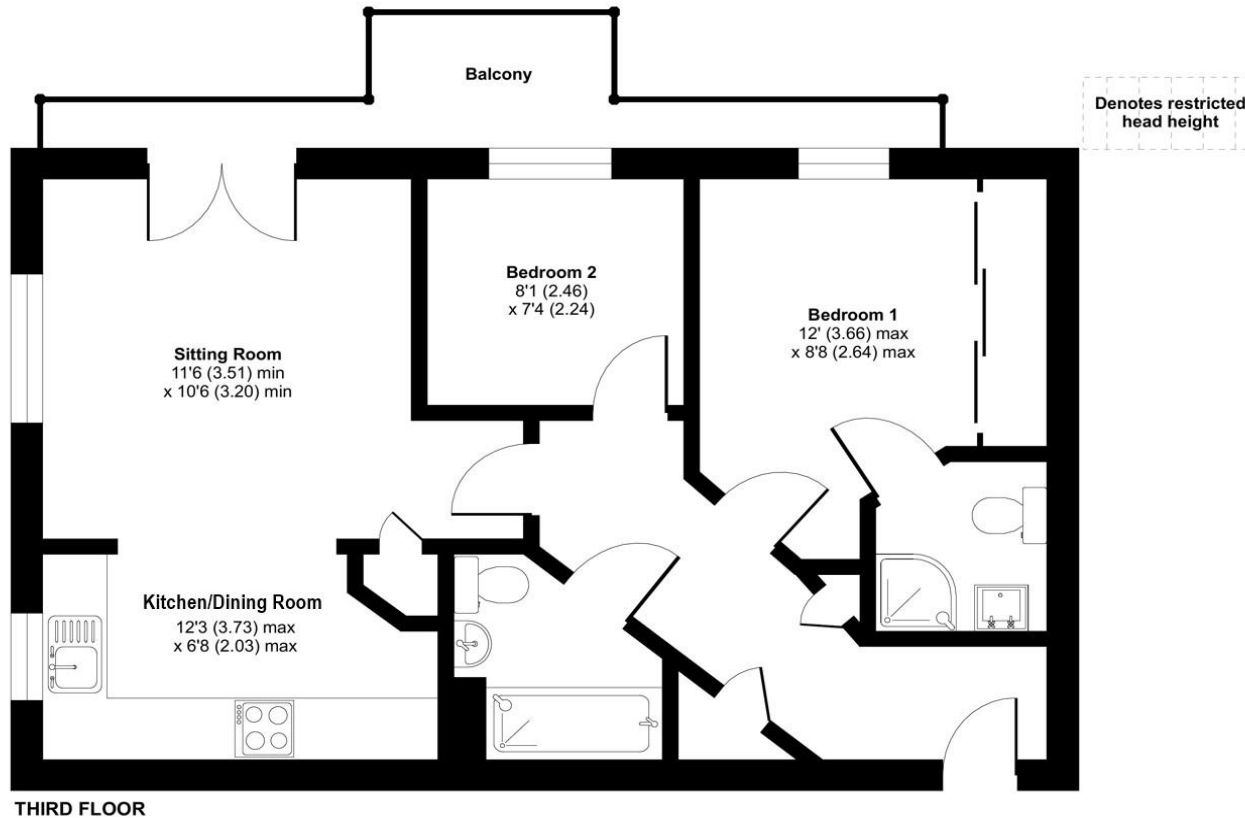
ACCOMMODATION

Situated within striking distance of Eastleigh centre lies this contemporary top-floor apartment, the perfect first-time buy or investment purchase. On entering the property, the welcoming entrance hallway guides you into the apartment and through to the open-plan style kitchen/sitting/dining room which has been neutrally decorated and is flooded with light from the French doors leading out onto the balcony, that runs the width of the apartment. The modern fitted kitchen has ample storage and worksurface space. Both bedrooms are of a good size, with the principal bedroom benefitting from fitted wardrobes and an en-suite shower room. The remaining bedroom is served by the family bathroom. Externally the property offers parking and all the delights of the town ready to enjoy just a few minutes' walk from the front door. This property is further offered for sale with no forward chain.



Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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: 1049770



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

- Contemporary apartment
- Ideal first-time buy or investment purchase
- Located close to Eastleigh railway station and town centre
- Open plan living
- Two good-sized bedrooms
- En-suite shower room to principal bedroom
- Large balcony
- Parking
- No forward chain

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: B

GUIDE PRICE

Asking Price £175,000

TENURE

Leasehold

Unexpired Years: 139 Years Remaining

Annual Ground Rent: TBC

Annual Service Charge: £1468.84

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

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