



Crestwood View, Boyatt Wood, Hampshire, SO50 4NF



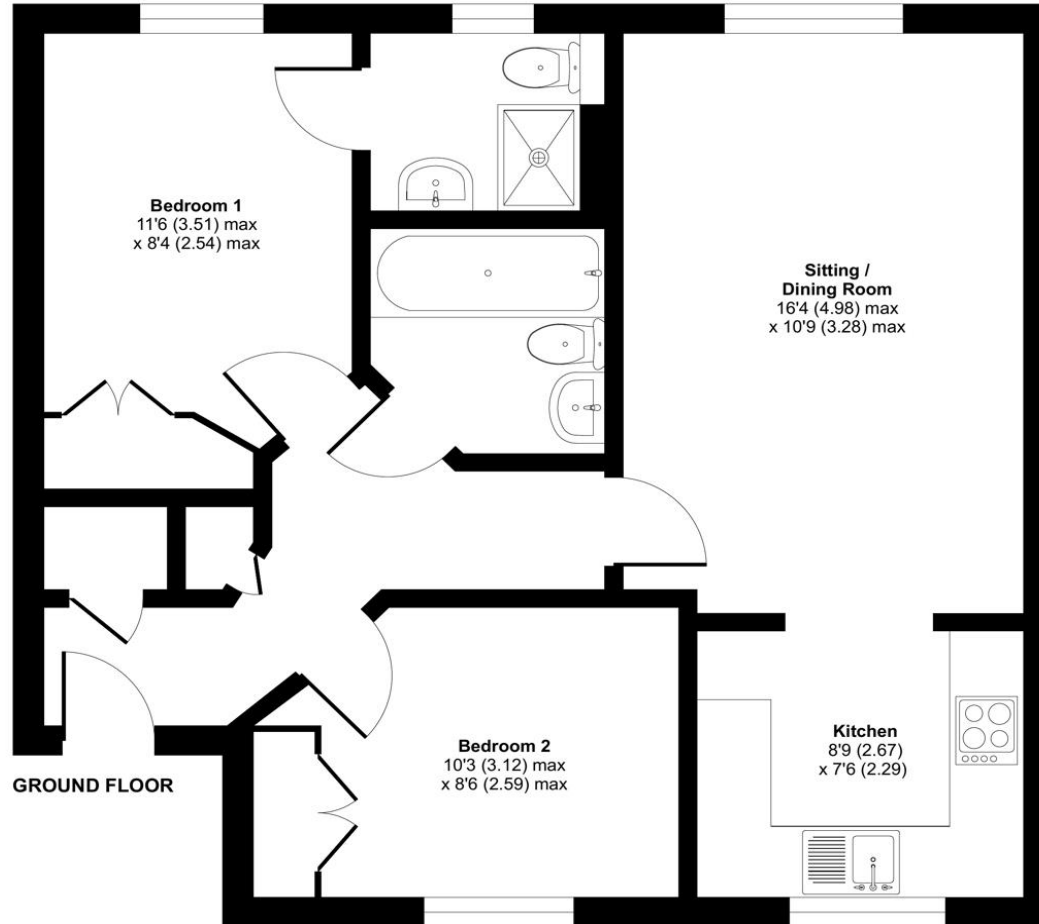
ACCOMMODATION

In the heart of Boyatt Wood is this charming ground floor apartment, a haven of comfort and contemporary living. The property has a welcoming facade adorned with well-maintained greenery. Upon entering you are greeted by an inviting entrance hall, leading towards the large sitting room/diner. The room is thoughtfully designed, seamlessly blending modern aesthetics with functionality. Adjacent to the living area is the kitchen, with laminate countertops, space for appliances and ample storage space. The kitchen's design promotes a seamless flow, making it an ideal space for both casual meals and entertaining guests. The apartment comprises two generously sized bedrooms, each offering a private retreat from the world outside. The principal bedroom has a cosy atmosphere and a window providing ample natural light. The principal also benefits from an ensuite shower room. The second bedroom, equally inviting, offers flexibility as a guest room, home office, or personal sanctuary. A well-appointed bathroom completes the living quarters, featuring contemporary fixtures. Practical elements such as ample storage and modern amenities add to the overall convenience of the space. Located on the ground floor, accessibility is a key feature of this residence, making it an excellent choice for individuals and families alike. The convenience of being situated in Boyatt Wood ensures proximity to local amenities, parks, and community services.



Approximate Area = 618 sq ft / 57.4 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	75	75
(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). © n'cheom 2023. Produced for Charters Estate Agents Limited. REF: 1068781



SITUATION

Situated within the convenient location of Boyatt Wood, just outside the town of Eastleigh, providing a shopping mall, main line train station and a new entertainment complex. The thriving city of Winchester is only a short drive away which offers many famous attractions and amenities. Southampton Airport is within a few minutes drive. Communications are excellent with the M3 and M27 within easy reach.



SPECIFICATION

- Two bedrooms
- Ground floor apartment
- Allocated parking
- Family friendly location
- Close to amenities
- Security entrance

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: B

GUIDE PRICE

Guide Price £180,000

TENURE

Leasehold

Unexpired Years: 108

Annual Ground Rent: £355

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2,152

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