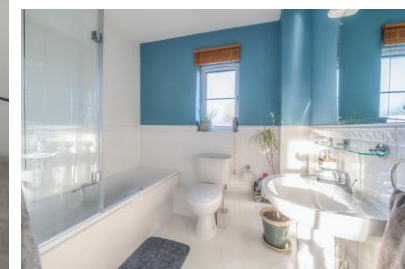




Osborne Mews, Allbrook Hill, Allbrook, Hampshire, SO50 4JQ

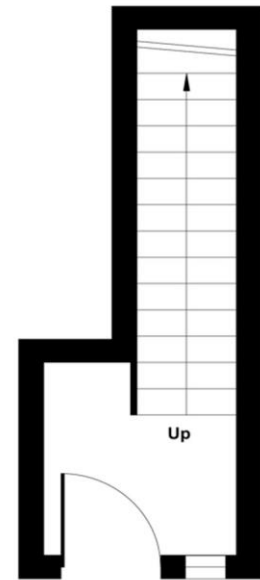


ACCOMMODATION

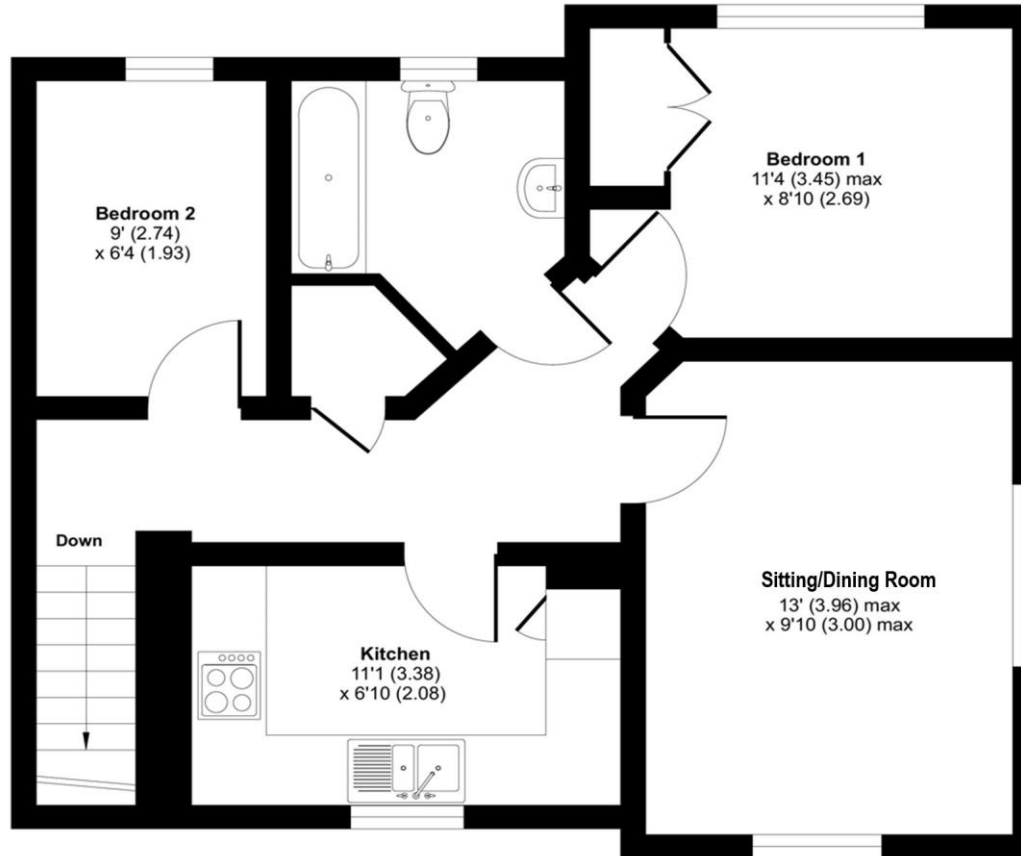
Well-presented first-floor maisonette, situated within the exclusive modern popular development of Osborne Mews, within striking distance of the picturesque countryside as well as the convenience of Eastleigh and Chandler's Ford centres. Upon entering, you are greeted by an abundance of natural light that floods through the large windows, creating a bright and inviting atmosphere. The spacious sitting/dining room is an ideal space for enjoying relaxed evenings with family and friends. The well-equipped kitchen features ample storage space, with plenty of wall, base and drawer units. Both bedrooms are generously sized, the second bedroom would make an excellent home office. The three-piece bathroom suite completes the accommodation. Externally, the property is situated within convenient proximity to the communal garden and benefits of one allocated parking space alongside visitors parking. With easy access to the M3 and M27, this property serves as a great base for those with regular commutes.

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1075604



SITUATION

Situated in the quiet location of Allbrook, just outside the convenient town of Eastleigh, providing a shopping mall and an entertainment complex. The location offers excellent commutability to the M3 and M27, mainline stations at Eastleigh, Shawford or Winchester, whilst there is excellent catchment for local schools. The thriving city of Winchester is only a short drive away and offers many famous attractions and amenities.



SPECIFICATION

- Modern two-bedroom maisonette
- Neutral decor throughout
- Spacious sitting/dining room
- Well-equipped kitchen
- Communal garden
- Allocated parking as well as visitors parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: B

GUIDE PRICE

Asking Price £195,000

TENURE

Leasehold

Unexpired Years: 981 Years Remaining

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,320.90

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