



Kenworthy Way, Eastleigh, Hampshire, SO50 9RA



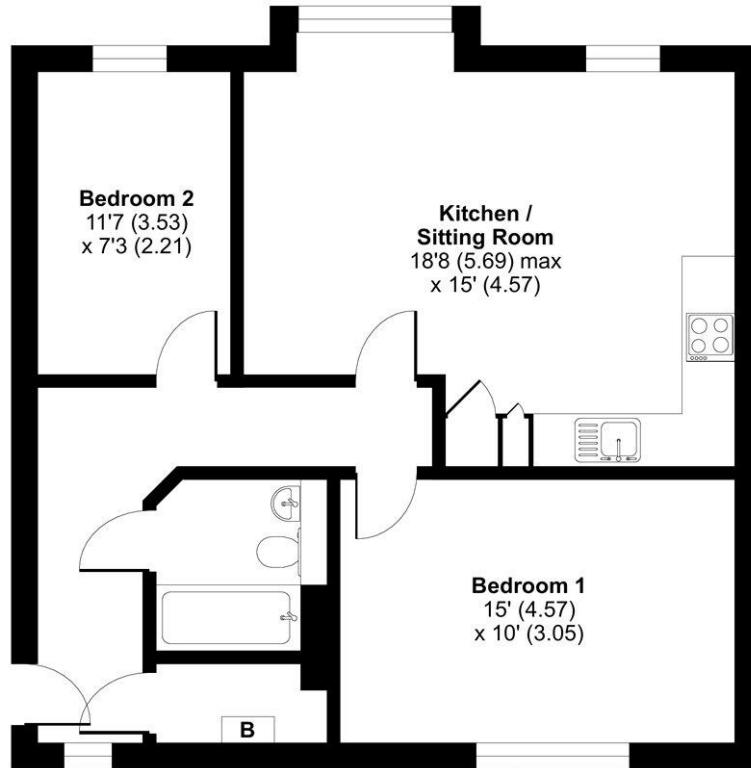
ACCOMMODATION

Nestled atop a contemporary building, this first floor two bedroom apartment epitomises modern living at its finest. As you step inside, you're greeted by a sense of airiness and sophistication, amplified by the open-plan layout seamlessly blending the kitchen and sitting room. The kitchen, a focal point of the living space, boasts sleek appliances and ample counter space, inviting culinary exploration and effortless entertaining. Whether you're preparing a gourmet meal or simply enjoying a morning cup of coffee, this space accommodates every culinary whim. Adjacent, the sitting room exudes warmth and comfort, bathed in natural light streaming through expansive windows that frame panoramic views. The generous proportions of the room allow for versatile furniture arrangements, whether you're hosting intimate gatherings or unwinding after a long day's work. Two well-appointed bedrooms offer sanctuary and tranquillity, each designed with relaxation in mind. The master bedroom, with its plush flooring and windows, while the second bedroom provides flexibility as a guest room, home office, or personal sanctuary. Throughout, the apartment exudes modernity and sophistication, characterised by clean lines, neutral colour palettes, and tasteful finishes.



Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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). ©nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1082601



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. The popular Swan Centre in the town centre offers a variety of shopping, restaurants, a bowling alley and a cinema. The Point Theatre, located next to Eastleigh Park, hosts a number of shows, musicals and events throughout the year. Eastleigh is ideally located to provide convenient access to Winchester and Southampton. There is a railway station giving direct access to Winchester, Southampton and London Waterloo within 90 minutes. Communications are excellent with the M3 and M27 within easy reach.



SPECIFICATION

- Two bedrooms
- Allocated parking
- First floor apartment
- North Stoneham Park
- Idyllic views
- Modern kitchen

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band B

GUIDE PRICE

Asking Price £245,000

TENURE

Leasehold

Unexpired Years:245

Annual Ground Rent: £0

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,150

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