



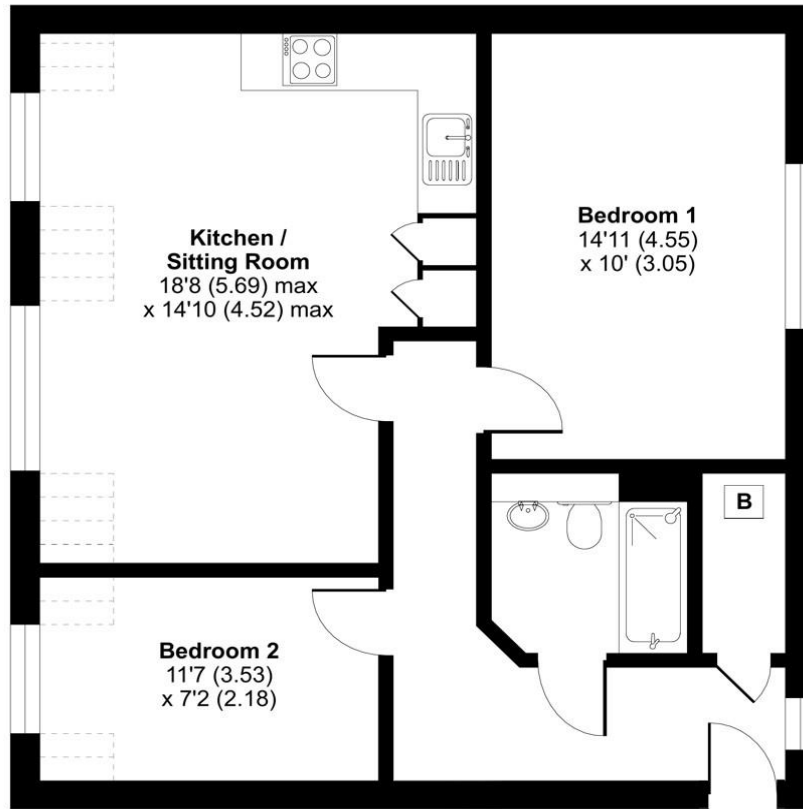


ACCOMMODATION

Ideally situated in a contemporary building, this top 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. 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 principal bedroom benefits from plush flooring and windows, while the second bedroom provides flexibility as a guest room, home office, or personal sanctuary. Completing the living accommodation is the bathroom, fully fitted with modern three-piece suite with shower over bath and chrome heated towel rail. Throughout, the apartment exudes modernity and sophistication, characterised by clean lines, neutral colour palettes, and tasteful finishes.



Approximate Area = 636 sq ft / 59.1 sq m
 Limited Use Area(s) = 31 sq ft / 2.9 sq m
 Total = 667 sq ft / 62 sq m
 For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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: 1097412



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

- Modern top floor apartment
- Popular North Stoneham Park location
- Open plan sitting room/kitchen
- Two good-sized bedrooms
- Family bathroom
- Allocated parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: B

GUIDE PRICE

Guide Price £250,000

TENURE

Leasehold

Unexpired Years: 245 Years Remaining

Annual Service: £1,153.80

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