



Highwood Avenue, Eastleigh, Hampshire, SO50 9QY



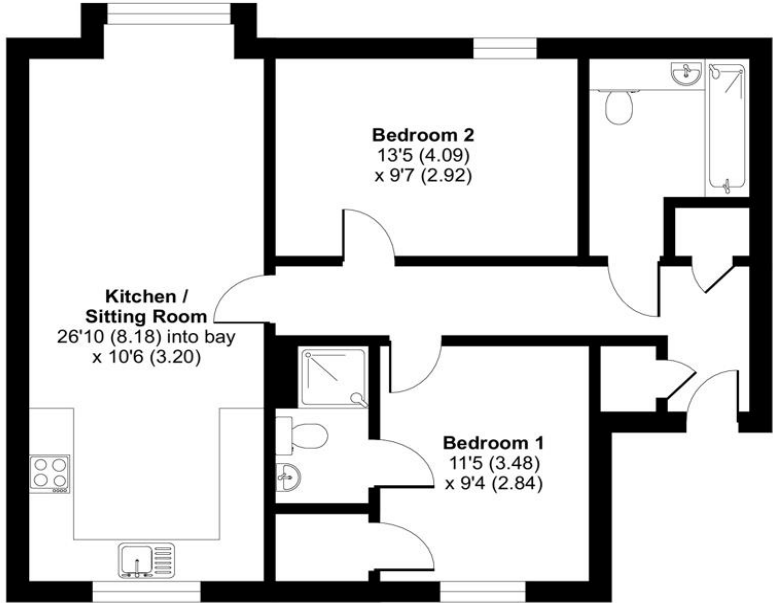


## ACCOMMODATION

Situated in a contemporary building, this ground 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. Adjacent, the sitting room exudes warmth and comfort, bathed in natural light streaming through expansive windows. 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 primary bedroom, with its plush flooring and windows benefits from an ensuite shower room 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 = 760 sq ft / 70.6 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1235493

**SITUATION**

Occupying a historic deer park set within walking distance of Eastleigh's town centre, North Stoneham Park is perfectly situated with excellent transport links and local amenities, including a primary school, nursery, community centre, leisure, retail, and sporting facilities - all set within the Park's development. The nearby town of Eastleigh 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**

- Ground floor two-bedroom apartment
- Primary bedroom with en suite shower room
- Modern bathroom suite
- Open-plan layout
- Exudes modernity and sophistication

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band B

### **GUIDE PRICE £280,000**

### **TENURE**

Leasehold

Unexpired Years: 243

Maintenance and service charge: £96pm