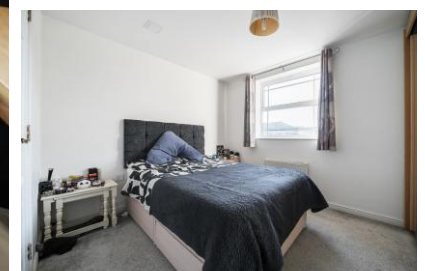




William Panter Court, Eastleigh, Hampshire, SO50 5GL

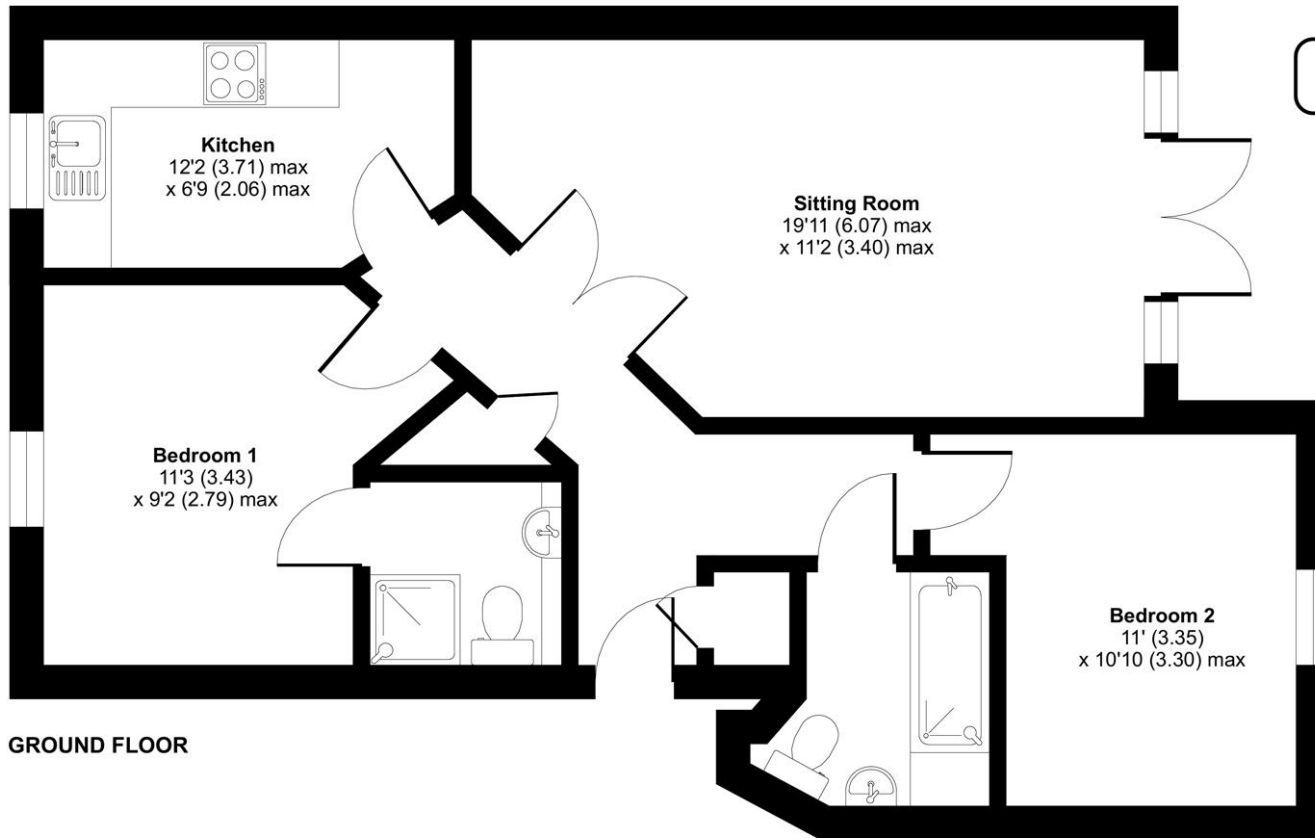


## ACCOMMODATION


This well-appointed two-bedroom apartment boasts light and spacious accommodation throughout. The kitchen is a compact yet efficient space, thoughtfully designed to maximize functionality and storage. The small window, above the sink, allows natural light to brighten the area, creating an inviting atmosphere. A sitting room featuring a lovely fireplace and Juliet balcony offers a blend of elegance and comfort. The full-length doors or windows associated with the Juliet balcony allow ample natural light to flood the room, enhancing its warmth and appeal. In a two-bedroom layout where each room features built-in wardrobes and large windows, with one bedroom boasting an en-suite bathroom, the design emphasizes both functionality and comfort. This layout is ideal for individuals or small families seeking a practical yet inviting living space that caters to both private and communal activities. In addition, the property provides allocated parking for added convenience.

Approximate Area = 688 sq ft / 64 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>86</b>	<b>87</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	

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: 1240354



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

## SITUATION

Situated in a popular location, this property enjoys the advantages of easy access to the family-friendly Eastleigh town centre, as well as the vibrant cities of Southampton and Winchester with their wide range of leisure facilities and shopping opportunities. The nearby Eastleigh mainline railway station provides convenient and frequent services to London Waterloo. In addition, Southampton International Airport is just a short drive away, and the property enjoys easy access to major road links including the M3 and M27.



### **SPECIFICATION**

- Modern apartment
- Bright and well-proportioned accommodation
- Popular location close to the town centre
- Two double bedrooms
- Modern en-suite shower room and family bathroom
- Sitting/dining room with balcony
- Allocated parking
- Gas central heating

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band B

### **ASKING PRICE £200,000**

### **TENURE** Leasehold

Unexpired Years: 133

Annual Ground Rent: £200

Ground Rent Increase: 2027

Ground Rent Review Period: 25 years

Annual Service: £1660

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