



4, Cosford Close, Eastleigh, SO50 8PQ

£165,000

A ground floor one bedroom maisonette with bright and spacious accommodation, A private door opens to the lounge which feels light and airy. From here a wide opening leads through to the fitted kitchen. An inner hallway gives access to the master bedroom with fitted wardrobe and the bathroom is fitted with a white suite incorporating an electric shower over the bath. A small front garden is laid to lawn. A Close by allocated parking space.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A 1 bedroom ground floor maisonette.

The property is accessed via a paved path leading a useful external storage cupboard with power and lighting, a upvc door with obscure glazing opens to an entrance porch. With a textured ceiling, linoleum floor covering.

From here an opening leads through into the lounge.

Lounge 15'5" x 8'11" (4.70m x 2.72m)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, wall mounted night storage heater, provision of power points an television point.

From here an opening leads through to a rear lobby and kitchen.



Kitchen 9'8" x 5'10" (2.97 x 1.79)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching rang of wall mounted cupboards over. Inset stainless steel sink unit with drainer and pair of taps. Space and plumbing for a dishwasher, space and plumbing for an automatic washing machine, space for free standing cooker, further space for tall fridge / freezer.

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, ceramic glazed tiled flooring and complementary ceramic glazed tiled walls.



Inner Hallway

Textured ceiling, ceiling light point, linoleum floor covering,

power point.

A pair of doors open to a cupboard providing useful storage and shelving

Bedroom 11'2" x 8'9" (3.41 x 2.67)

Textured ceiling, ceiling light point, double glazed window to the rear aspect, electric night storage heater, provision of power points. The room benefits from fitted wardrobes providing hanging rail, shelving. A second cupboard houses an insulated hot water cylinder with slatted linen shelving over.



Bathroom 5'9" x 7'4" (1.77 x 2.25)

Fitted with a three piece suite comprising wash hand basin set within a vanity unit, close coupled dual push flush wc, panelled bath with an electric 'Myra' shower within.

Textured ceiling, ceiling light point, extractor fan, ceramic glazed tiled floor.



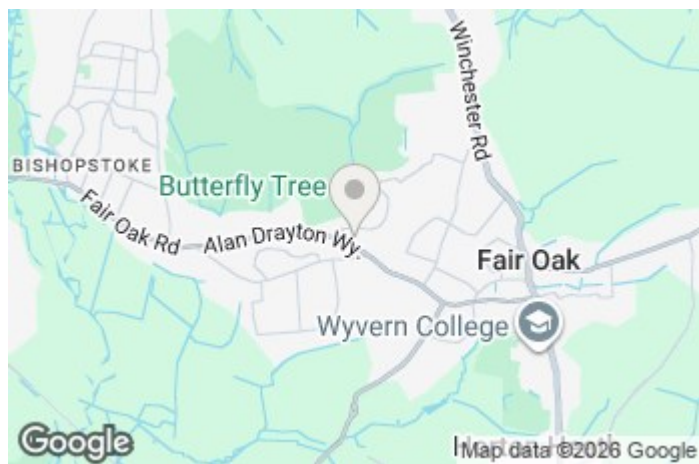
Parking

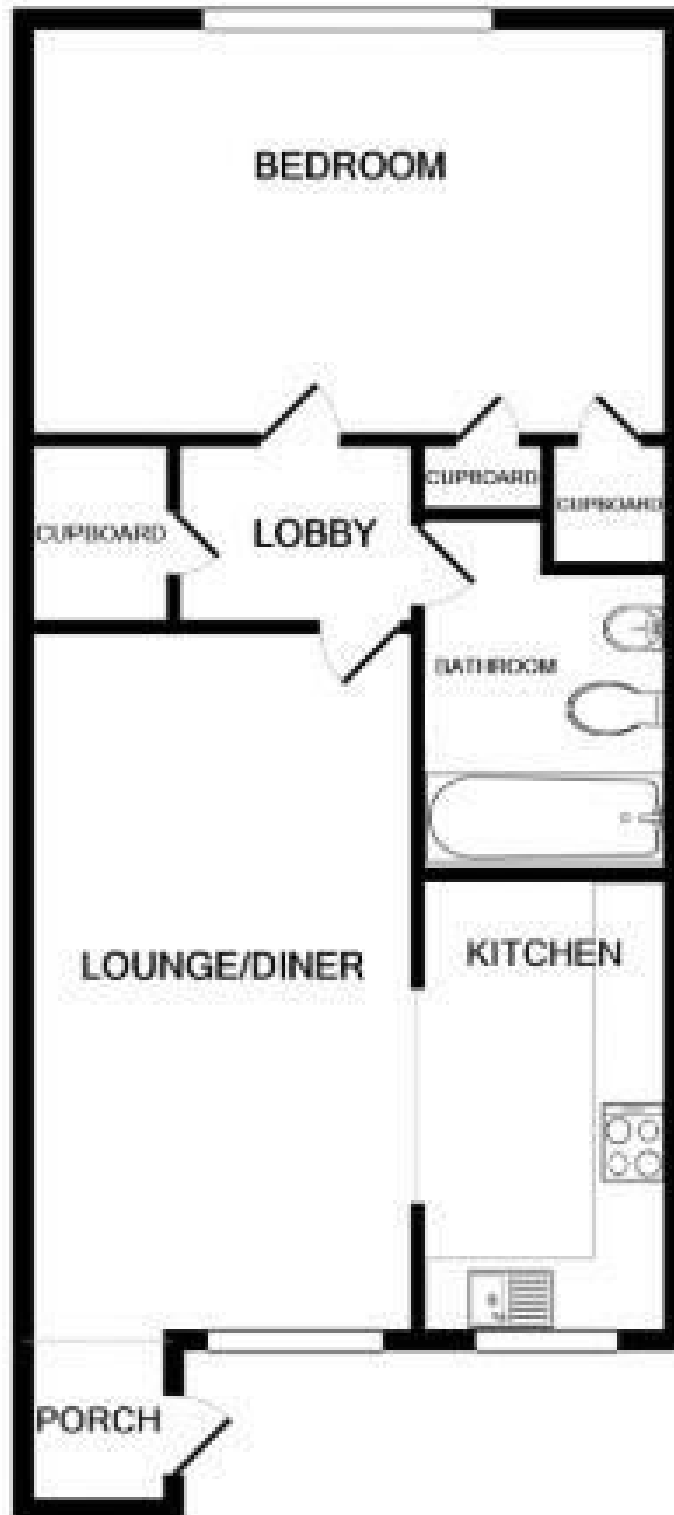
Allocated parking space.

Tenure

Leashold with 169 years remaining.
Ground Rent £60 a year.
Service Charge £992.96 a year.
Buildings insurance £461.76 a year.

Council Tax Band A





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	