



**33, Newitt Place, SO16 7FA**  
**£1,350**

This property is fantastically situated just off the Avenue in an exclusive development 'Newitt Place'. An un-furnished second floor apartment with two bedrooms and two bathrooms. The property comprises a pleasant entrance hallway, an open-plan kitchen and large living area. There is a master bedroom with built in wardrobes and en suite shower room. A second double bedroom and another bathroom with shower over bath. The property benefits from gas central heating, double glazing, allocated parking for 1 car. Available Early August

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



*These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.*

Entrance via a communal entrance with intercom system, lifts are provided within the block, entering the apartment via a six panelled door into

### ENTRANCE HALLWAY

Smooth plastered ceiling, five spotlights, single panelled radiator, provision of power points, all of the internal doors are of a six panelled design, intercom system, heating control thermostat, pair of pairs opening through to the airing cupboard housing the boiler and water cylinder as well as slatted linen shelving and electric consumer unit and meter

### KITCHEN

entered via two six panelled doors, smooth plastered ceiling, six spotlights, ceramic glazed tiled floor, kitchen comprises of low level and wall mounted units in a white gloss with a heat resistant roll top work top, inset Hotpoint four burner gas hob, extractor fan, stainless steel sink bowl half drainer and monobloc mixer tap, electric double oven, built in tall fridge freezer, built in full sized dishwasher, built in washing machine, lots of storage cupboard space, ceramic glazed splash-back tiling, large opening through to the



### DINING AREA

Smooth plastered ceiling, ceiling light point, double panelled radiator, provision of power points, opening through to the spacious



### LOUNGE

Smooth plastered ceiling, two ceiling light points, two UPVC double glazed windows to the front elevation, two double

panelled radiators, provision of power points TV point, Sky point, phone point, the room focuses on a electric coal effect fire with granite hearth and surround, Adams style mantle piece



### BEDROOM 1

Smooth plastered ceiling, two ceiling light points, UPVC double glazed window to the front elevation, double panelled radiator, provision of power points, TV point, Phone point, built in wardrobe via a pair of six panelled doors with hanging rail and shelving within, an additional six panelled door opening onto the



### EN-SUITE SHOWER ROOM

Smooth plastered ceiling, three spotlights, extractor fan, double panelled radiator, three piece white suite comprising of pedestal wash hand basin, low level WC, double shower cubicle with glass sliding doors, thermostatic shower valves, full tiled around the shower area in a ceramic glazed tile and to half height around the remainder of the walls



## **BEDROOM 2**

Smooth plastered ceiling, two ceiling light points, UPVC double glazed window to the front elevation, double panelled radiator, provision of power points, TV point, six panelled door leading through to the



## **BATHROOM**

Jack and Jill style bathroom with smooth plastered ceiling, three spotlights, extractor fan, double panelled radiator, three piece white suite comprising of pedestal wash hand basin, low level WC, bath with panel and shower screen over, thermostatic shower valve, predominantly fully tiled in a ceramic glazed tile



**Council Tax Band C**

