



## 7, Benny Hill Close, Eastleigh, SO50 5GG

### £150,000

A comfortable one bedroom ground floor apartment on a landscaped development within comfortable walking distance of the town centre. Easy access to the M3 & M27, airport and mainline railway stations. Private hall, very pleasant lounge/dining room with french doors to the communal grounds and patio. Double bedroom with beech style kitchen white bathroom. Gas central heating, double glazing, allocated parking for one vehicle.

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

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The property is accessed via a secure communal entrance door. A four panel door opens to the subject apartment.

### Entrance Hallway

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the front aspect, radiator, laminate floor covering. Security entry phone system. Wall mounted 'Honeywell' heating control thermostat

All doors are of a six panel design. A cupboard opens housing an 'Ideal' combination boiler, a further large storage cupboard is located from the entrance hallway.

### Lounge 15'2" x 9'6" (4.64 x 2.92)

A large light & bright room. With smooth plastered ceiling, two ceiling light points, upvc double glazed window to the rear and side aspect, upvc double opening patio doors onto an area laid to patio and onto the communal gardens. Adjacent full height windows, two double panel radiators, provision of power points, television point. Continuation of laminate floor covering from the entrance hallway. The room centres on an electric fire.



### Bedroom 11'5" x 10'0" (3.50 x 3.05)

Smooth plastered ceiling, ceiling light point, upvc double glazed double opening patio doors onto the front aspect with adjacent full height windows, double panel radiator, provision of power points and television point.



### Kitchen 11'5" narrowing to 8'8" x 5'10" (3.49 narrowing to 2.65 x 1.80)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner 'Whirlpool' gas hob with extractor hood over. 'Whirlpool' electric fan assisted oven

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, linoleum floor covering. Space for a fridge / freezer, space and plumbing for an automatic washing machine. Ceramic glazed splashback tiling.

### Bathroom 7'3" x 5'6" (2.23 x 1.69)

Wash hand basin set within a vanity unit with storage below, wc with dual push flush, panelled bath with thermostatic shower over. Ceramic glazed splashback tiling. Wall mounted shavers point.

Smooth plastered ceiling, ceiling light point, extractor fan, upvc obscure double glazed window to the front aspect, double panel radiator, ceramic glazed tiled flooring.



### Parking

Allocated parking space to the front.

### Tenure

Lease Remaining: 131 Years

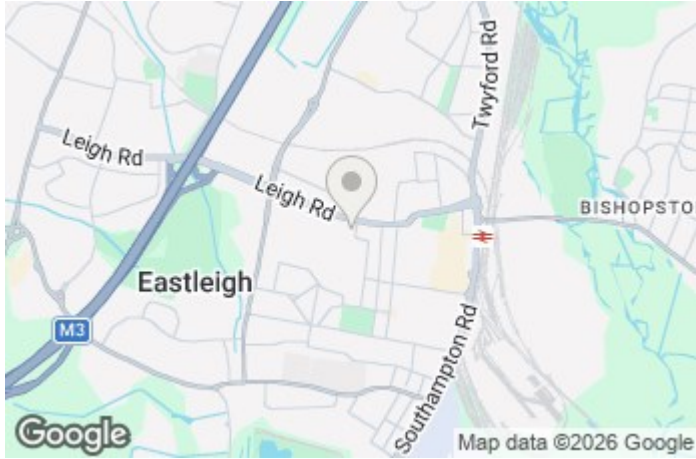
Service Charge: £1686 Per Annum

Ground Rent: £150 Per Annum

### Agent Note

This property is currently vacant some images have been digitally enhanced to show what it could look like furnished.

### Council Tax Band B





**Floor Plan**

| 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                                   |  |                         |           |
| (1-10) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 74                      | 76        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |                                                                                       |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |