



15 Itchen Grange, Church Road, Eastleigh, SO50 6QQ
£1,300 PCM

Light and airy throughout, this well-presented top floor apartment offers spacious accommodation with neutral décor and is in good order throughout. Featuring two double bedrooms, this home also boasts a private roof terrace, perfect for relaxing or entertaining.

Set within a convenient and sought-after location, the property enjoys access to communal grounds and offers scenic views over the river, creating a peaceful living environment.

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

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A 2 Bedroom top floor apartment, with large roof terrace and communal gardens.

The property is accessed via the communal, security entry phone system. The subject apartment is either accessed via the staircase of lift. A two panel door opens to

Entrance Hallway

Smooth plastered ceiling with coving, two ceiling light points, single panel radiator, power point. A two panel door opens to a cupboard providing useful storage, shelving and houses the electric consumer unit. A second storage cupboard opens providing slatted linen shelving.

Lounge 20'0" x 11'0" (6.10 x 3.36)

A light and bright airy room with good proportions. Natural light is provided by two upvc double glazed windows overlooking the gardens and river with a pair of upvc double glazed patio doors opening to the roof terrace.

Smooth plastered ceiling with coving, ceiling light point, provision of power points, telephone and television point and two wall light points. Wall mounted security entry phone system.

The room centres on a electric fire with ornate mantle.



Kitchen 10'11" x 6'7" (3.33 x 2.02)

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 ceramic glazed sink with drainer and a mono bloc mixer tap over, four burner gas hob, electric fan assisted oven. Space and plumbing for an automatic washing machine, space for a fridge and freezer.

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, laminate floor covering, single panel radiator. Wall mounted Valiant combination boiler.



Master Bedroom 15'5" x 8'9" (4.70 x 2.68)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points and a telephone point.

The room benefits from fitted, double mirror fronted wardrobes providing hanging rail and shelving.

From here a door opens to an ensuite.



Ensuite 4'11" x 8'4" (1.50 x 2.56)

Fitted with a three piece white suite comprising pedestal wash hand basin set within a vanity unit, close coupled wc, quadrant shower enclosure with a thermostatic and dual head shower.

Smooth plastered ceiling, ceiling light point, coving, extractor fan, laminate floor covering and a chrome heated towel rail.

Bedroom 2 11'2" x 7'9" (3.41 x 2.38)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, wall light point, provision of power points.



Shower Room 7'1" x 7'6" (2.18 x 2.29)

Fitted with a three piece white suite comprising wash and basin and wc set within a vanity unit with storage, shower enclosure with thermostatic shower within.

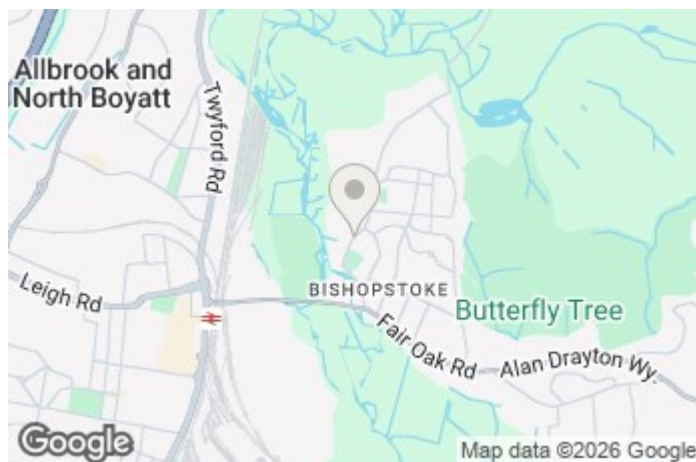
Smooth plastered ceiling, coving, extractor fan, wall light point, chrome heated towel rail.


Roof Terrace

The roof terrace is a particular feature of this property and has views over the communal grounds and river.



Council Tax Band C



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		