



**40, Causton Gardens, Eastleigh, SO50 9PJ**  
**£230,000**

Set amongst similar stylish homes and within comfortable walking distance of Eastleigh town centre, mall, rail and bus stations, and with fast access to the M3 & M27, a very large and well presented first floor apartment, with NTL cable & phone and Cat 5 data cable to the principal rooms and with an entryphone system. The accommodation is arranged as a 14' x 13'9 sitting room with glazed doors to large balcony area, applianced kitchen, 3 bedrooms, the master en suite, and a family bathroom. Gas central heating is installed and double glazing. A parking space in a covered carport area is allocated to the apartment.

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

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A communal door at the front of the building or a further door from the carport access the building and stairs lead to the first floor landing where a private door opens to the subject apartment.

### **ENTRANCE HALL**

The hall has a smooth plastered and coved ceiling with two light points and a hardwired smoke alarm. Single panelled radiator, double power point, Drayton central heating thermostat, and a large storage cupboard where the electric meter is located and consumer unit/fuse board. Intercom unit. A single panelled door opens to the sitting room.

### **SITTING ROOM 14'0" x 13'9" (4.26 x 4.19)**

A very generously proportioned sitting room with a coved and plain plastered ceiling with two light points, and with upvc framed patio doors opening to a large balcony area. The room has a double panelled radiator, well placed power points, TV points, NTL point, and is hardwired for surround sound. An archway leads naturally into the kitchen.



### **KITCHEN 9'7" x 7'11" (2.91 x 2.42)**

The kitchen has a smooth plastered ceiling with a light point, and a upvc framed double glazed window to the side elevation. The flooring is ceramic glazed tiled. The kitchen is fitted with a range of floor and wall mounted units in a light beech style with contrasting heat resistant work surfaces. Inset to a work surface is a stainless steel sink with a bowl and a half and a mono bloc mixer tap.



A Bosch four burner gas hob is inset with a Bosch extractor

above, and integral appliances provide a Bosch electric fan assisted oven, a dishwasher, and a washing machine, and an integrated fridge freezer. Extractor fan, separate fuse points, well placed power points. A Glowworm 38cxi is located in the kitchen, serving the domestic hot water supply and the central heating.

### **BEDROOM 1 11'7" + entry area x 8'8" (3.54 + entry area x 2.65)**

Entered via a single panelled door and entry, the master bedroom has a plain plastered and coved ceiling with a light point, and well placed power points. A double glazed window opens to the rear elevation, and the room has a double panelled radiator, ample power points, a TV point and a telephone point. A double wardrobe is built in. A door opens to an en suite bathroom.

### **EN SUITE SHOWER ROOM**

Smooth plastered ceiling with a light point and an extractor fan, and the flooring is laid with ceramic glazed tiles. A three piece white suite provides a pedestal wash hand basin, low level wc, and a single shower cubicle.



### **BEDROOM 2 12'6" x 10'9" (3.81 x 3.28)**

The second bedroom has a smooth plastered ceiling with a light point, and a double glazed upvc framed window opening to the front elevation. Double panelled radiator, power points, and beech effect wardrobes with mirror fronts and with hanging rails.

### **BEDROOM 3 10'4" + entry area x 8'11" (3.15 + entry area x 2.71)**

An excellent third bedroom with a smooth plastered ceiling with a light point, and double glazed upvc framed window to the front elevation. Double panelled radiator, power points, tv point, NTL point, telephone point.

### **FAMILY BATHROOM 7'1" x 5'10" (2.15 x 1.77)**

The family bathroom has glazed ceramic flooring, a single panelled radiator and a plain plastered ceiling with a light point and an extractor fan. A three piece white suite provides a pedestal wash hand basin, low level wc, and a panelled bath with a shower attachment over.



### **COVERED PARKING SPACE**

A parking space is allocated within a covered carport area.

### **BALCONY**



**7'11" x .275'7" (2.42 x .84)**

### **Council Tax Band B**

### **TENURE**

Lease Term 125 years from 1 January 2004

Lease Term Remaining 102 years

Service charge £844 per half year

Ground rent £100 per half year



