



## 6 Cresbee Court, Toynbee Road, Eastleigh, SO50 9PQ Reduced To £150,000

JUST REDUCED .. NO ONWARD CHAIN ... Close to the town centre itself and its many facilities, a very modern small block of apartments with parking provision & neat communal gardens. The subject apartment has a Juliette balcony with french door access. The light & pleasant accommodation provides entrance hall, an expansive living, an efficient applianced kitchen, bedroom, and a full bathroom. Gas central heating and double glazing.

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

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The property is accessed via a communal entrance with security entry phone system. A solid panel door opens to the subject apartment.

### Entrance Hallway

Smooth plastered ceiling with coving, two LED down lighters, single panel radiator, oak floor covering. Wall mounted Worcester heating control thermostat, wall mounted security entry phone system.

A door opens to a shelved cupboard.

### Lounge 12'11" x 9'11" (3.96 x 3.03)

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed patio doors opening to a Juliette balcony, continuation of oak floor covering from the entrance hallway. Double panel radiator, provision of power points, television and Sky point.



### Kitchen 8'5" x 6'4" (2.58 x 1.94)

The kitchen is fitted with a range of low level cupboard and drawer base units incorporating larger cupboard. Heat resistant work surface with an inset stainless steel four burner gas hob with extractor hood over, inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Low level electric fan assisted oven, behind a wall mounted cupboard is a concealed Worcester Bosch boiler. Integrated fridge / freezer. Space and plumbing for an automatic washing machine.

Smooth plastered ceiling with coving, three LED down lighters, upvc double glazed window to the side aspect, linoleum floor covering. Single panel radiator.



### Bedroom 15'1" narrowing to 12'5" x 8'5" (4.61 narrowing to 3.79 x 2.59)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, continuation of oak flooring. The room benefits from a range of fitted bedroom furniture comprising two double wardrobes with gantry cupboards and shelving over.



### Bathroom 6'2" x 5'0" (1.90 x 1.54)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit, close coupled wc with dual push flush, panelled bath with a glass and chrome shower screen over with thermostatic valves and mixer tap. Smooth plastered ceiling with coving, four ceiling down lighters, extractor fan, heated towel rail and a linoleum floor covering.



### Tenure Details

We understand that the property is leasehold with the residue of a 106 year lease.

A service charge of £1,040 per annum

Ground rent of £200.00 per annum

However, these details are to be confirmed by the vendor's solicitor and verified by a buyer's solicitor.

ground rent is £200 annual

Service charge is 4x £260. Ref lease I think 106 years left can confirm later

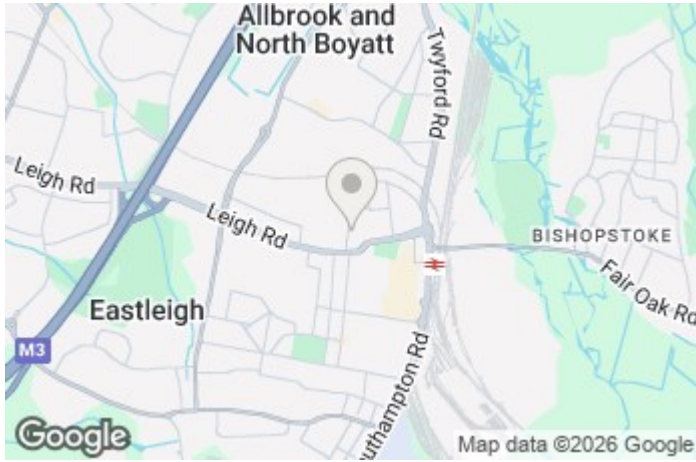
### Storage

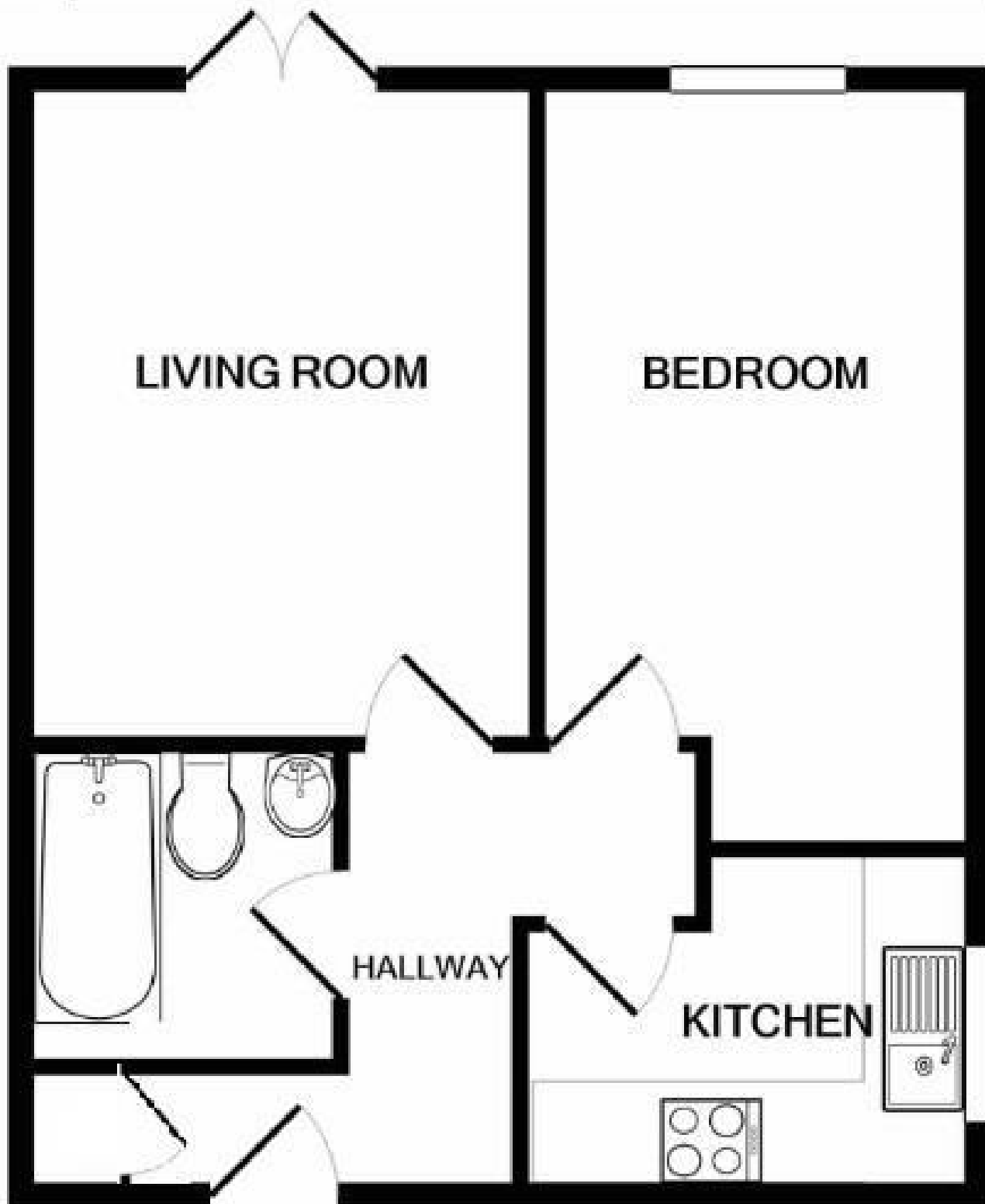
The property benefits from a shared bike storage shed - covered by CCTV and coded lock.

### Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

### 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 <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	