



## Leigh Court, Leigh Road, Eastleigh, SO50 9EQ £925 PCM

A light & spacious floor 1st apartment in a well maintained block . Set in communal grounds, the block is just a walk into Eastleigh with its shopping mall, multi screen cinema, bus and railway stations, and has fast vehicular access to the M3 & M27. The accommodation provides an entrance hall, living room, a light modern dual aspect kitchen, a good sized bedroom and a three piece bathroom. UNFURNISHED & AVAILABLE NOW

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

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The property is accessed via a communal entry door with security system. The subject apartment is located on the first floor, via a communal staircase.

A four panel door opens to

### Entrance Hallway

Textured ceiling with coving, ceiling light point.

A four panel door opens to an airing cupboard housing an insulated hot water cylinder with slatted linen shelving. A folding door accesses a storage cupboard providing useful hanging rail and shelving.

### Lounge 12'9" x 11'6" (3.90 x 3.51)

Textured ceiling with coving, ceiling light point, wall light point, double glazed wooden framed window, wall mounted 'Dimplex' night storage heater, provision of power points, television and telephone point.



### Kitchen 8'2" x 6'7" (2.49 x 2.01)

The kitchen is fitted with a range of white gloss fronted, 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 electric hob. 'Beko' electric fan assisted oven. Space and plumbing for an automatic washing machine. Ceramic glazed splashback tiling, chimney style extractor hood.

Textured ceiling with coving, ceiling light point, double glazed window framed window to the side and rear aspect, linoleum floor covering.



### Bedroom 10'5" x 8'11" (3.20 x 2.72)

Textured ceiling with coving, ceiling light point, double glazed wooden framed window to the front aspect, wall mounted panel heater, provision of power points. A built in cupboard provides hanging rail and shelving.



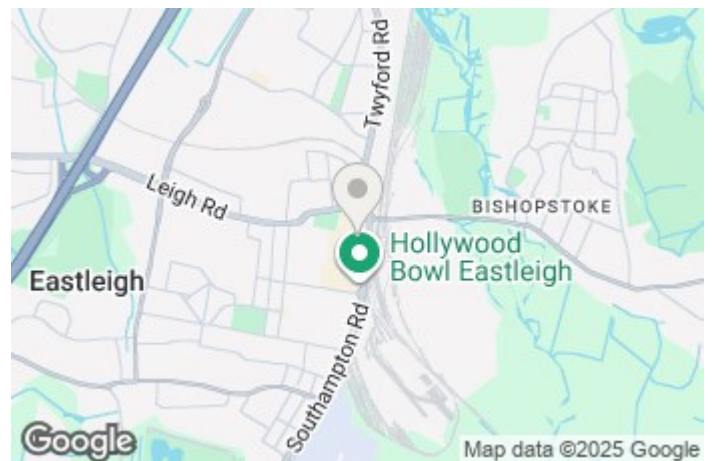
### Bathroom 8'6" x 5'9" (2.60 x 1.77)

Fitted with a three piece white suite comprising

Textured ceiling with coving, ceiling light point, obscure double glazed wooden window to the side aspect, linoleum floor covering, pedestal wash hand basin, low level wc, panelled bath with a glass and chrome shower screen over and a 'Triton' electric shower within.



### Council Tax Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	