



**36, Nutbeem Road, Eastleigh, SO50 5JQ**  
**Chain Free £150,000**

In a small block just a short walk into the town centre. A one bedroom ground floor apartment. Set within communal grounds, parking is provided to the rear of the block. Entrance hall, dual aspect living room with a walk in bay window, Bedroom measuring 12'5" x 9'0", bathroom. Gas central heating is installed and double glazed upvc windows.

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

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A one bedroom ground floor apartment.

The property is accessed via a communal entrance door into the hallway. A solid panel door opens to the flat.

### **Entrance Hallway**

Single panel radiator, laminate floor covering, doors to a large cupboard.

### **Lounge 14'11" x 12'2" (4.55 x 3.71)**

Dual aspect with a upvc double glazed bay window to the front and upvc double glazed window to the side. Double and single panel radiator, laminate floor covering from the entrance hallway. Wall mounted heating control thermostat, provision of power points, telephone, television, Sky & Virgin point.

From here a solid panel door leads through to the kitchen.

### **Kitchen 11'4" x 5'5" (3.47 x 1.66)**

The kitchen is fitted with a range of light wood effect cupboard and drawer base units, heat resistant worksurface with a range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mixer tap, four burner 'Neff' gas hob with stainless steel chimney style extractor hood over. Undercounter fan assisted oven, space and plumbing for a washing machine, ceramic glazed splashback tiling. Wall mounted 'Ideal' combination boiler.

Upvc double glazed window to the front aspect.

### **Bedroom 12'5" x 9'0" (3.78m x 2.74m)**

Single panel radiator, upvc double glazed window to the rear aspect OVERLOOKING THE COMMUNAL GARDEN. Laminate floor covering and a provision of power points.

### **Bathroom 7'0" x 5'4" (2.14 x 1.65)**

Fitted with a three piece suite comprising pedestal wash hand basin, close coupled wc, panelled bath, wall mounted extractor fan. Electric shower and, chrome heated towel rail.

A door opens to a storage cupboard with slatted linen shelving and houses the water meter.

### **Externally**

An area to the rear is provided for off road parking, including a private space owned by the flat.

Communal rear garden with washing line.

### **Tenure**

This leasehold flat has 119 years remaining of a 125 year lease term, Ground rent is £100 a year, and Service charge is £1542 per year.

### **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	72	75

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		