



**50, Brightwire Crescent, Eastleigh, SO50 5SQ**  
**£215,000**

A large 2 double bedroom duplex apartment situated within the modern Park 21 Development and in a convenient location just a walk to mall and station and with fast vehicular access to the M3 & M27. A ground floor entrance lobby access a private staircase to the 1st. & 2nd. floor Living & Bedroom accommodation. A very spacious Living Room on the 1st floor has views over a Communal Green. The Kitchen Breakfast Room has built in appliances. On the 2nd. Floor there are two Double Bedrooms, one of which has an ensuite shower room, and a further Full Bathroom. Electric Heating & Double Glazing is installed. Parking Space is allocated & further casual parking spaces are normally available. No Forward Purchase.

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

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The property is accessed via a private four panel door with glazed insert panels

## Council Tax Band C

### Ground Floor Entrance

Smooth plastered ceiling, ceiling light point, electric consumer unit.

Staircase leading to the first floor landing.

### Landing

Smooth plastered ceiling, two ceiling light points, natural light is provided by a upvc double glazed window to the front aspect, electric panel heater, single power points. upvc double glazed window to the rear aspect.

Staircase leading to the second floor landing.

### Lounge 15'5" x 15'5" (4.72 x 4.72)

Smooth plastered ceiling, two ceiling light points, upvc double glazed patio doors onto a Juliette balcony with adjacent full height windows. Two wall mounted electric panel heaters, provision of power power points, telephone point and television point. The room centres on an electric fireplace with mantle and surround.

### Cloakroom

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering. Pedestal wash hand basin with ceramic glazed splashback tiling, close coupled wc with dual push flush and an electric chrome towel rail.

### Kitchen / Breakfast Room 10'7" x 9'5" (3.25 x 2.88)

The kitchen is fitted with a range of low level cupboard and drawers, heat resistant work surface 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 with stainless steel extractor fan over, electric 'Statesman' oven, space for a tall fridge / freezer, space and plumbing for an automatic washing machine.

Smooth plastered ceiling, two ceiling light points, a dual aspect room with upvc double glazed window to the side aspect and rear aspect, linoleum floor covering.

### Second Floor Landing

Smooth plastered ceiling, ceiling light point, access to the roof void. An airing cupboard opens housing an pressurised hot water cylinder with slatted linen shelving over.

### Bedroom 1 13'0" max x 10'8" max (3.97 max x 3.27 max)

Smooth plastered ceiling, ceiling light point, two upvc double glazed windows to the front aspect, wall mounted electric panel heater, provision of power points. A built in wardrobe provides hanging rail and shelving.

From here a door leads to an ensuite.

### Ensuite Shower Room

Smooth plastered ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the side aspect, electric

shavers point. Wash hand basin set within a vanity unit with storage below, close coupled wc, shower enclosure with folding door and thermostatic shower valves within. Electric chrome heated towel rail.

### Bedroom 2 13'6" x 10'6" (4.12 x 3.22)

Smooth plastered ceiling, ceiling light point, two upvc double glazed windows to the rear aspect, provision of power points, wall mounted electric panel heater.

A four panel door opens to a storage cupboard providing useful storage and shelving.

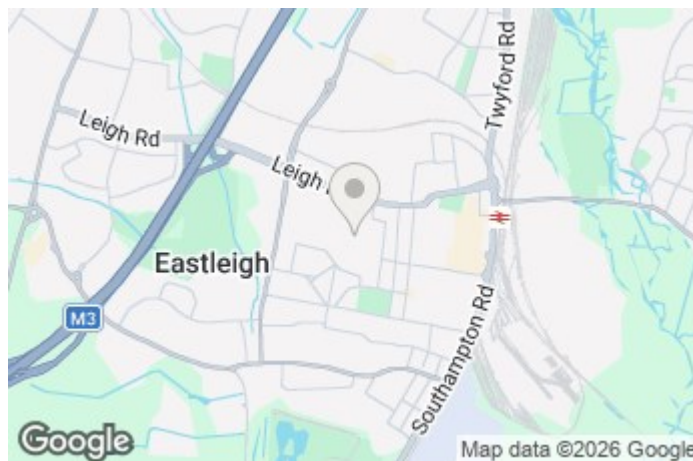
### Family Bathroom 8'7" x 12'4" (2.64 x 3.78)

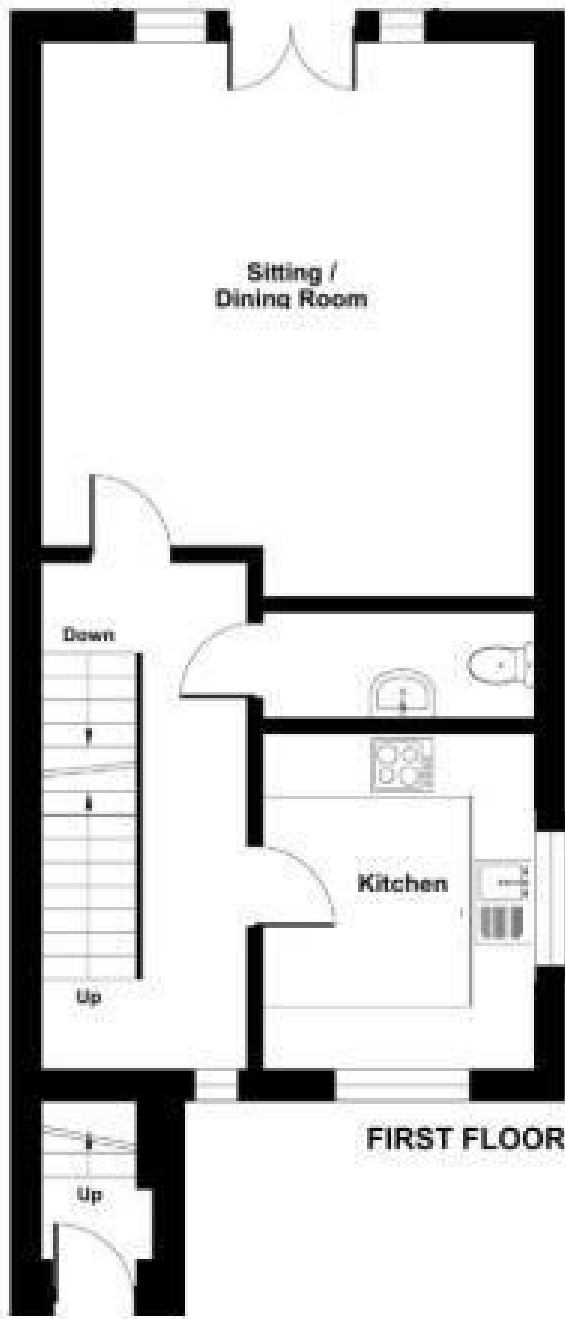
Fitted with a four piece white suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc with dual push flush, panelled bath, shower enclosure with a glass and chrome folding door with thermostatic valves within.

Smooth plastered ceiling, ceiling light point, extractor fan, obscure upvc double glazed window to the side aspect, chrome heated towel rail.

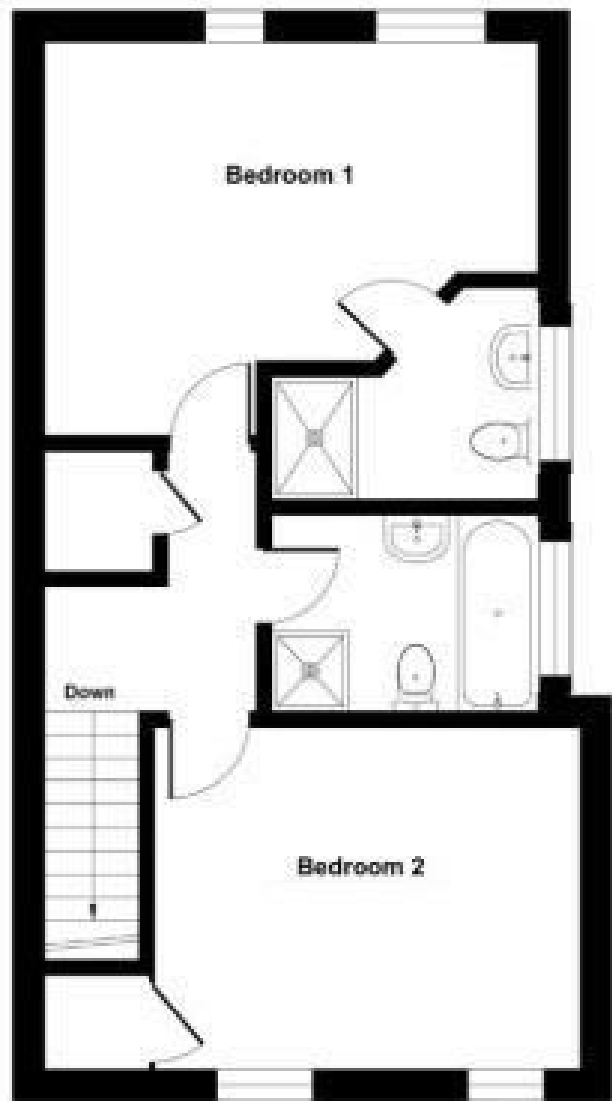
### Tenure

A 155 years from 1 December 2002  
Lease Term Remaining 131 years  
Service charge: £598.92 Per half year  
Ground Rent: £200 Per half year





FIRST FLOOR



SECOND FLOOR

