



2, Bright Wire Crescent, Eastleigh, SO50 5SQ £165,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION !!!

An ideal starter home with this ground floor apartment in a modern development in central Eastleigh. Its many facilities & mainline station are within easy walking distance and fast access is available to the M3 and M27. Accessed by its own private door the apartment provides a spacious sitting room with decor fireplace, an efficient, well planned kitchen, cloakroom/wc and a double bedroom with an en suite shower room. A parking space is conveyed to the property.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed from the pavement to a glazed door opening to

Lounge 14'9" x 8'11" (4.5 x 2.74)

Smooth plastered ceiling, ceiling light point. Natural light is provided by a upvc double glazed window to the front aspect. Wall mounted electric radiator, television point and a provision of power points. The room centres on an electric fireplace with a tiled hearth and an 'Adam' style surround over.

Kitchen 8'2" x 8'2" (2.5 x 2.5)

The kitchen is fitted with a range of 'Beech' wooden style fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with mixer tap over. Space and plumbing for an automatic washing machine, space for fridge / freezer. Low level electric oven, with four burner hob and a 'Whirlpool' extractor hood over.

Smooth plastered ceiling, ceiling light point.



Bedroom 10'2" x 12'5" (3.10 x 3.8)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, wall mounted heater, provision of power points and a television point.



Shower Room 8'2" x 5'6" (2.5 x 1.7)

Fitted with a three piece suite comprising wash hand basin set upon a vanity unit providing useful additional storage, shower enclosure with thermostatic shower valves and dual head. Low level wc, heated towel rail and a shavers point.

Smooth plastered ceiling, with downlighters. Tiled floor, with the shower enclosure tiled to full height within.



Cloakroom 3'11" x 5'10" (1.2 x 1.8)

Fitted with a two piece suite comprising pedestal wash hand basin with tiled splashback and a low level wc.

Smooth plastered ceiling, extractor fan and a heated towel rail.



Allocated Parking



Council Tax Band B

Tenure

The vendor has informed us that the lease of 155 years has 131

years remaining.

Ground rent is paid twice yearly (£75 per every 6 months).

Service charge is currently £595 paid twice a year.

These details will need to be verified by the vendors solicitors.





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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	