



## 5, Hanns Mews ( Elgar), Eastleigh, Eastleigh, SO50 5NZ

### Offers In Excess Of £120,000

A one bedroom apartment on the first floor of Hanns Mews, a small development of 12 apartments in the very heart of Eastleigh town centre just a stroll to restaurants, the cinema and The Swan shopping mall. Fitted kitchen with integrated fridge/freezer, washing machine, dishwasher, oven and hob. White bathroom with quality glazed ceramic tiling. OFFERED WITH NO FORWARD CHAIN.

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

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Apartment 5 Hanns Mews is on the first floor of a small stylish modern block of twelve units in the very town centre of Eastleigh.

A communal entrance equipped entryphone system accesses a door to an inner lobby and from here a staircase leads to the first floor and the subject property.

### ENTRANCE HALLWAY

The entrance hall has a wall mounted security entryphone, smoke alarm, ceiling light point, and the internal doors are of wood panelled design with stainless steel furniture.

### TOTAL LIVING AREA

A light and well proportioned open planned living room arranged with a kitchen to one corner divided by a breakfast bar.



Both a fridge and a freezer are integrated to the units and a fan assisted electric oven and inset four burner gas hob with an extractor above, all in stainless steel. A washing machine is integrated to the units and also a full sized dishwasher.

The kitchen area has ceramic tiling and the living area of the apartment is carpeted.

### DOUBLE BEDROOM

The double bedroom has a double glazed window to the rear aspect, a radiator, provision of power points, and a ceiling light point. A cupboard houses a new Worcester Bosch wall mounted gas boiler for the central heating, digital programming controls for the central heating and hot water settings, and also the electric meters and fuse box.



A double glazed window overlooks the front elevation of the block and the room has a radiator, power points, TV and FM aerial sockets, and a telephone socket.



### KITCHEN

The stylish kitchen is fitted with a range of units providing a good degree of storage and with contrasting heat resistant work surfaces with tiling to the kitchen area. A one and a half bowl single drainer stainless steel sink is inset to one surface and has a chrome mono bloc tap over. A concealed downlighter is installed below a wall mounted corner unit.

### BATHROOM

The bathroom has a stylish white suite of panelled double ended bath with a central chrome mono bloc tap, glazed side screen, and a plumbed in shower over, a pedestal wash hand basin with a chrome mono bloc tap, and a close coupled wc.

The flooring is ceramic tiling complementing the fully tiled walls. A wall mounted mirror has a shaver's light above. Plumbed in chrome heated towel rail, extractor fan, and three downlighters are installed to the ceiling.





## TENURE

We understand that a lease of 125 years from 2006 is applicable and a ground rent of £50 per annum for the first 25 years with a service charge of £400 per annum

However, whilst we believe these details of tenure and outgoings are accurate, they are to be verified by the vendor's solicitor.

## PROPERTY INFORMATION

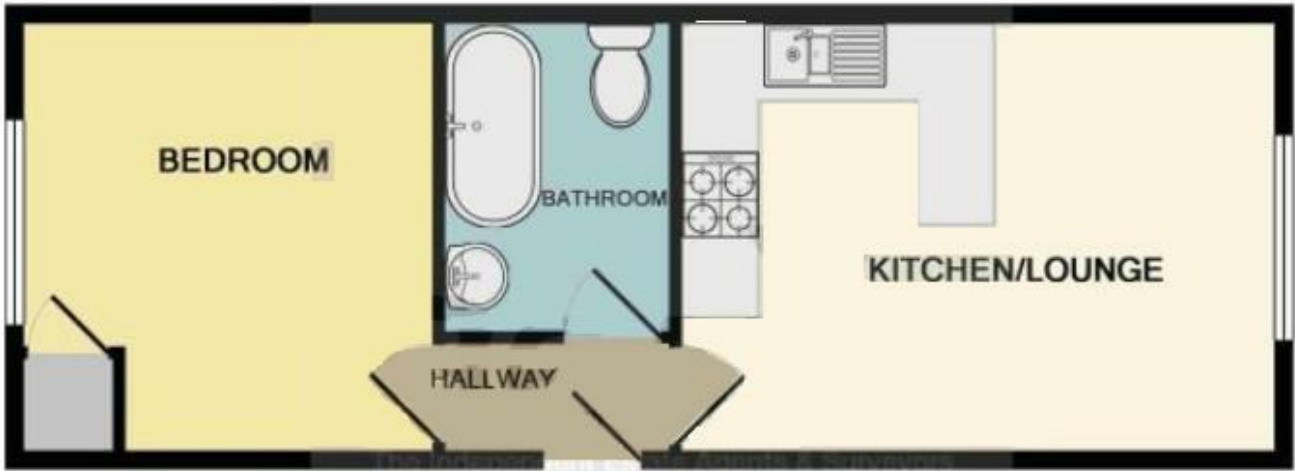
Council Tax

2017/2018

Band A

£1,029.74





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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		88	88
(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	