



## 25 Elizabeth Court, The Crescent, Eastleigh, SO50 9TA

### Chain Free £65,000

**SIMILAR PROPERTIES URGENTLY REQUIRED...PLEASE CALL FOR A FREE VALUATION...**

Situated in a well-maintained development exclusively for the over 55s, this one-bedroom first-floor apartment offers a comfortable and secure lifestyle just moments from the heart of the town. With both stair and lift access, the property is easily accessible and benefits from excellent communal amenities, including a welcoming residents' lounge and convenient laundry facilities. A perfect choice for those seeking independent living with the added reassurance of a supportive community setting.

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

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The property is accessed from the communal hallway via a solid panel door opening to.

### Entrance Hallway

Textured ceiling with coving, ceiling light point, laminate floor covering.

Security entry phone system, wall mounted 'Dimplex' night storage heater.

A door opens to a storage cupboard housing an electric consumer unit. A second door opens to an airing cupboard housing an insulated hot water cylinder and slatted linen shelving.

### Lounge 13'8" x 9'10" (4.19 x 3.02)

A dual aspect room with upvc double glazed windows to the side and rear aspects, continuation of laminate floor covering, provision of power points, television and telephone point.

Textured ceiling with coving, ceiling light point, wall mounted 'Dimplex' night storage heater.

From here a solid panel door opens to the kitchen.



### Bedroom 9'10" x 9'6" (3.01 x 2.92)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, wall mounted 'Dimplex' night storage heater.

A folding door accesses a wardrobe, providing hanging rail, storage and shelf.



### Kitchen 8'10" x 6'0" (2.70 x 1.83)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards. Inset stainless steel sink unit with drainer and a mono bloc mixer tap. Electric hob, built in electric oven. Space for a tall fridge / freezer, space and plumbing for an automatic washing machine. Ceramic glazed splashback tiling.

Textured ceiling with coving, ceiling light point, continuation of laminate floor covering.

### Bathroom 6'0" x 6'0" (1.85 x 1.84)

Textured ceiling with coving, ceiling light point, linoleum floor covering. All mounted 'Dimplex' fan heater. Fitted with a three piece suite comprising pedestal wash hand basin, low level wc, panel bath with shower over. Wall mounted extractor fan.



### Communal Gardens

Pleasant, well maintained communal gardens surround the block.

## Parking

Designated parking area.

## Tenure & Outgoings

We understand that the property is leasehold with the remainder of a 125 years from 01/03/1990, remaining 89 years.

Ground Rent: £50 Every 6 months

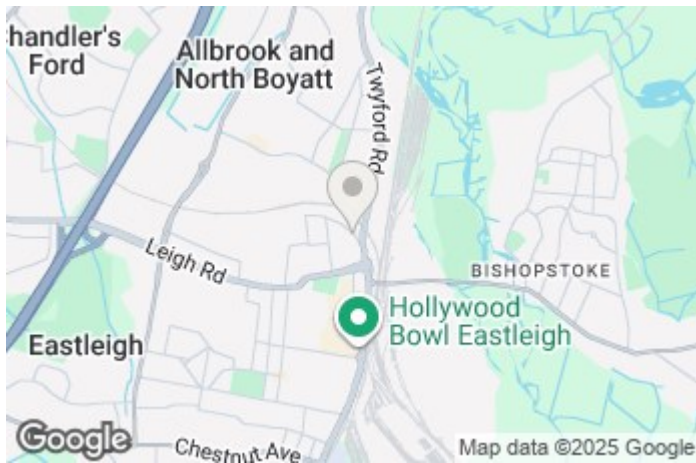
Maintenance: £1300 Every 6 months

However, all these details of tenure are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

## Directions

The entrance to the development is located in The Crescent, immediately opposite the junction with Newtown Road.

## Council Tax Band A







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