



44, Brightwire Crescent, Eastleigh, SO50 5SQ

£155,000

A 1 Bed apartment with its own private entrance. The 15'5" x 8'11" sitting room is very light. The kitchen has oven, hob with extractor over and quality tiling. A cloakroom/wc is located off an inner lobby and the white bathroom is an en suite to the good size double bedroom. Heating and hot water are by electricity. An allocated parking space is conveyed with the property to the front & there are generally some visitor's spaces available. Eastleigh with its many facilities & mainline station is within easy walking distance and fast access is available to the M3 and M27.

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

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A one bedroom ground floor maisonette.

The property is accessed via a paved pathway to the front. A composite door with obscure glazing opens to

Lounge 15'5" x 8'11" (4.70m x 2.72m)

Smooth plastered ceiling, upvc double glazed window to the front aspect, electric panel heater, provision of power points, television and Sky point. The room centres on a electric coal effect fire with an 'Adam' style mantle over.

A panel door opens to an airing cupboard housing a pressurised hot water cylinder.

An archway leads through to the kitchen.



Kitchen 8'6" x 8'0" (2.60 x 2.44)

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 over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner electric hob and a 'Whirlpool' extractor hood over. Space for a tall fridge / freezer, space and plumbing for an automatic washing machine. Ceramic glazed splash back tiling.

Smooth plastered ceiling, ceiling light point, linoleum floor covering.



Inner Hallway

Smooth plastered ceiling, ceiling light point, electric panel heater.

Cloakroom

Fitted with a pedestal wash hand basin with splashback tiling, low level wc with dual push flush.

Smooth plastered ceiling, ceiling light point, linoleum floor covering, electric heated towel rail.

Bedroom 12'9" x 10'3" (3.91 x 3.14)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, panel heater, provision of power points and telephone point. The room benefits from double wardrobes providing hanging rail and shelving.

A four panel door opens to an ensuite facility.



Ensuite 8'5" x 5'5" (2.58 x 1.66)

Fitted with a three piece suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc, panelled bath with thermostatic shower valve within.

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering, chrome heated towel rail.

Tenure details

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Ground rent - £150 per year (payable on 1st April & 1st October)
Service charge - currently £1153 per year (including £50 reserve fund payment)

150 year lease with 129 years remaining

These details have been supplied by the vendor and would need to be confirmed by the solicitors

Council Tax Band B



