



## 13A, High Street, Eastleigh, SO50 5LF £900 PCM

Conveniently situated in High Street and within easy walk station, a large than average 1 bedroom first floor apartment. The property boasts fitted kitchen with separate utility area, light and airy lounge, good sized bedroom served by a three piece white bathroom suite. Unfurnished & Available Early March. \*No parking is available with this property\*

The property is accessed via a communal entry phone to a straight flight of stairs.

A six panel door opens to the subject apartment.

### Entrance Hallway

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

### Utility Area 10'5" x 9'3" (3.20 x 2.82)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect. Wall mounted 'Dimplex' night storage heater. Undercounter appliances and a wall mounted cupboard. Ceramic glazed splashback tiling, composite bowl with half drainer, space and plumbing for an automatic washing machine.

A built in cupboard opens housing an insulated hot water cylinder.

From here a part glazed door leads through to the lounge area.



### Lounge Area 11'11" x 9'9" (3.64 x 2.98)

Smooth plastered ceiling with coving, ceiling light point, 'Velux' window, provision of power points, television point. Wall mounted 'Dimplex' night storage heater.

A pair of part glazed doors leads through to the bedroom.



### Kitchen 11'10" x 4'9" (3.63 x 1.46)

Smooth plastered ceiling with coving, ceiling light point, access

to the roof void. ceramic glazed tiled flooring. Fitted with a range of low level cupboards, heat resistant worksurface with an inset ceramic four burner electric hob, electric fan assisted oven with stainless steel extractor fan. Ceramic glazed splashback tiling, space for a tall fridge / freezer.



### Bedroom 14'8" x 11'11" (4.48 x 3.64)

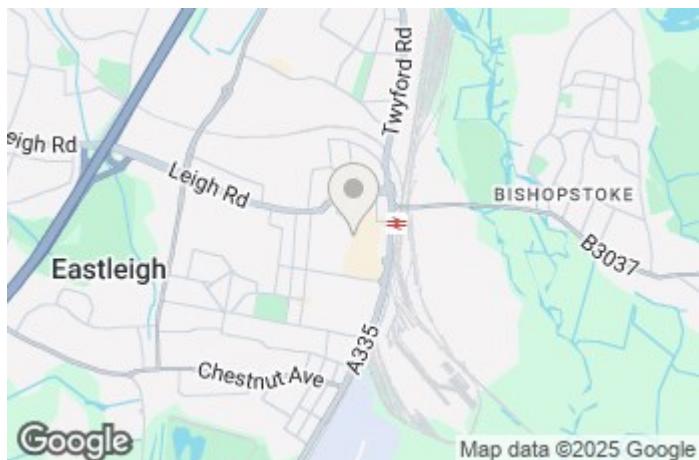
Smooth plastered ceiling with coving, ceiling light point, two wall light points, upvc double glazed window to the front aspect, provision of power points, television point. Wall mounted 'Dimplex' night storage heater.



### Bathroom 7'3" x 4'5" (2.21 x 1.37)

Textured ceiling, ceiling light point, wall mounted extractor fan, chrome heated towel rail, ceramic glazed tiled floor and fully tiled walls.

Fitted with a three piece white suite comprising wall mounted wash hand basin, bath with a glass and chrome shower screen over and a 'Myra' electric shower within. Close coupled dual push wc.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	