David Evans
ESTATE AGENTS

Property Details

TEL: (023) 8061 6060
www.david-evans.co.uk

30, Fairholme Court, Eastleigh, SO50 9PP
No Onward Chain £120,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALAUATION !!!
RETIREMENT APARTMENT An immaculate and very comfortable retirement apartment on the second floor of an elegant block solely for residents over the age of 60 and set in beautifully maintained gardens. Access is via lift or stairs and the apartment has a private hall, modern applianced kitchen, bathroom, double bedroom and a spacious lounge centred on a fireplace. Facilities provide a residents lounge, a guest suite, and a laundry room. A House Manager is available in the mornings and emergency pull cords are arranged in the apartments. The town centre is minutes away with its mall, library, cinema, bus and train stations.

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

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.GOV.UK · OnTheMarket.com · Relocation agent network · ClientMoney Protect · TDS Tenancy Deposit Scheme member

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 firms 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.

A most attractive block of apartments accessed via a communal entrance with a security phone system. A lift and stairs access the first floor where a private door opens to the entrance hall of the subject apartment.

Entrance Hallway

Textured ceiling with coving, ceiling light point, access to the roof void.

A door opens to a useful shelved cupboard and houses the electric consumer unit and meter. A second cupboard opens housing the water heater and slatted linen shelving over.

From here a six panel door opens to the lounge.

Lounge 17'7" x 10'5" (5.37 x 3.18)

Textured ceiling with coving, two ceiling light point, upvc double glazed window to the side aspect, provision of power points, television point.

The room centres on a coal effect electric fire. Wall mounted 'Dimplex' night storage heater.

An opening leads through to an additional living area, suitable as a dining room or study.

Study / Dining Area 8'8" x 5'2" (2.66 x 1.59)

Textured ceiling with coving, ceiling light point, provision of power points.

Kitchen 6'11" x 7'4" (2.13 x 2.26)

Accessed by a pair of glazed doors from the lounge.

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 sink with drainer, four burner 'Electrolux' hob with extractor hood over, space for an undercounter fridge, mid height electric fan assisted oven.

Ceramic glazed splashback tiling

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, wall mounted 'Dimplex' fan heater, linoleum floor covering.

Bedroom 11'2" x 9'1" (3.41 x 2.78)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, provision of power points, telephone and television point. Wall mounted 'Dimplex' night storage heater.

The room benefits from fitted wardrobes providing a good degree of hanging rail and storage.

Shower Room 6'9" x 6'1" (2.08 x 1.87)

Fitted with a wash hand basin set within a vanity unit with useful storage below, close coupled wc, double shower enclosure with glass and chrome shower screen and thermostatic shower within.

Textured ceiling with coving, ceiling light point, extractor fan, wall mounted 'Dimplex' heater, linoleum floor covering. Fully height tiled walls.

Communal Facilities

Communal facilities available to all residents include -
* a residents' lounge
* a guest suite which may be booked in advance for visitors
* a laundry room

Residents Lounge

A very spacious and well furnished communal lounge is available to residents.

Laundry

The laundry is available to all residents.

House Manager

A House Manager is available in the mornings until 1pm.

Emergency Call Assistance

Emergency pull cords are installed in the apartments.

Car Parking

Car parking provision is made.

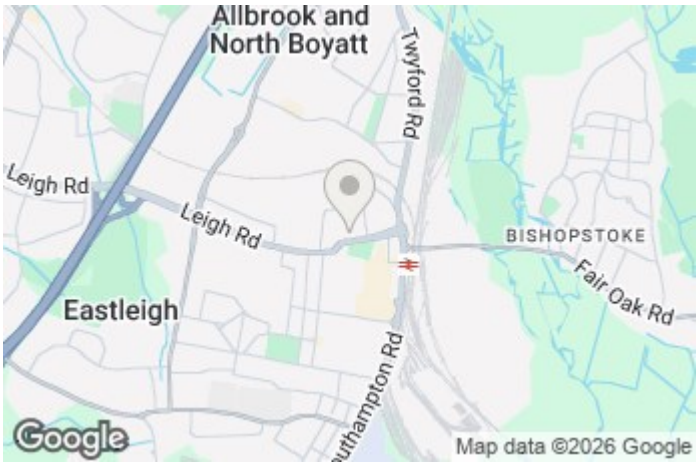
Tenure

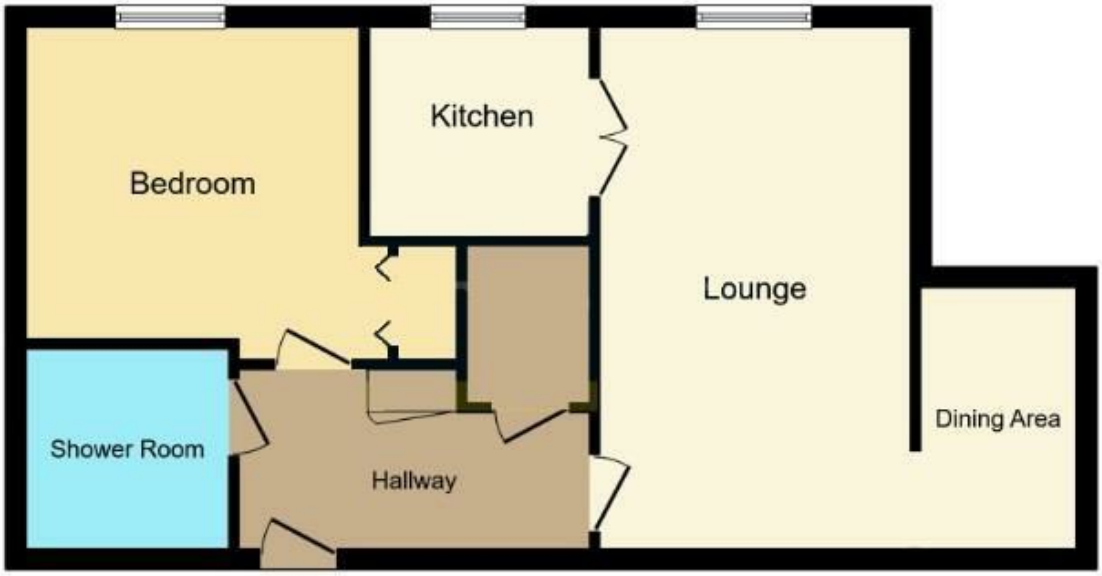
We understand that the property is leasehold with the residue of a 125 year lease from 2005 and that a service charge of £1,735.80 per half year and ground rent of £192.50 per half year.
However, these details are to be confirmed by the vendor's solicitor and verified by a buyer's solicitor.

Couincil Tax Band B

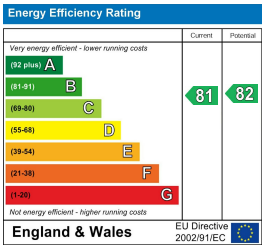
Agents Note

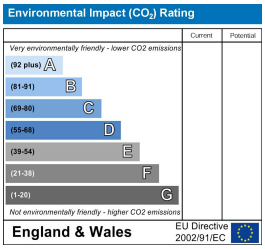
Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.




Bedroom
Kitchen
Lounge
Dining Area
Shower Room
Hallway

Floor Plan


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
81
82
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC