



Grayton Court, Hursley Road, Eastleigh, SO53 1JD Reduced To £230,000

JUST REDUCED !!! In an exclusive development of just eight 2 bedroom apartments, a ground floor flat set in pleasant gardens & with parking provision. The Hursley Road location is ideal for Fryern Arcade shopping centre with its Waitrose. A low maintenance apartment with a private hall, sitting room arched to an efficient kitchen with fan assisted oven, a hob, & extractor, fridge/freezer. 2 bedrooms & a white bathroom. Entryphone system, gas central heating, double glazing.

The property is accessed via a communal entry door, with the subject apartment being accessed by a four panelled door onto

ENTRANCE HALLWAY

Smooth plastered ceiling with coving, ceiling spot light, provision of power points, single panelled radiator, wall mounted telephone intercom system.

A six panelled door gives access into the lounge.

LOUNGE 13'5" x 10'11" (4.11 x 3.34)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed patio doors opening onto an area laid to patio and onto the large communal garden. Provision of power points, television and sky point. Double panelled radiator and an archway leading through into the kitchen.



KITCHEN 6'8" x 7'2" (2.04 x 2.20)

Smooth plastered ceiling with coving, four ceiling spot lights, laminate floor covering. The kitchen is fitted with a range of light wood effect cupboard and drawer base units, heat resistant worksurface inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner electric hob, extractor hood, and an fan assisted oven.. Integrated fridge/freezer and a plumbed in washing machine.



BEDROOM 1 11'5" x 8'11" (3.48m x 2.72m)

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panelled radiator, provision of power points, television point. A door opens to a storage cupboard housing an Ideal boiler and the electric / consumer unit.



BEDROOM 2 7'3" x 10'1" (2.22 x 3.09)

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, provision of power points, and a single panelled radiator.



BATHROOM

Fitted with a three piece white suite comprising wash hand basin, low level wc, and panelled bath with shower over. Part tiled walls and to full height around the bath area.



Communal Garden

Very pleasant communal gardens being mainly laid to lawn.



Allocated parking

TENURE

Leashold 125 Year lease from 01/04/26 (106 years remaining).

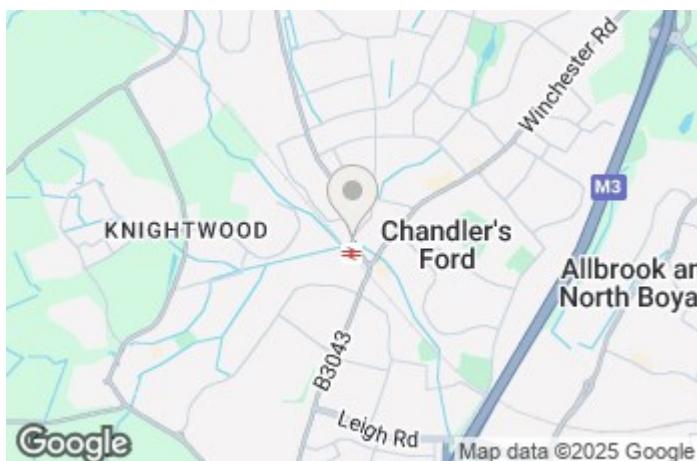
Ground Rent £150 per annum

Service Charge £135 per month.

Council 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.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	78	78	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		