



Elizabeth Court, The Crescent, Eastleigh, SO50 9TA

£80,000

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

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



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 firm's 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 door entryphone system enables residents to converse with and identify visitors, and to open the communal front entrance door remotely from their own flats.

The apartments have double glazing, taps on levers, and heating and hot water are on the Economy 7 system.

Entrance Hallway

Wall mounted security phone, coved ceiling with a light point, power point, and from the hall hatch access is provided to a roof void allowing valuable storage space and housing hot water is provided by fully insulated electric water tank in the loft working off an economy tariff. The hall has two built-in cupboards, one a cloaks cupboard with a hanging rail and a shelf above and this also houses the electric meters and fuses.

Living Room 13'7" x 15'9" (4.15 x 4.81)

A very spacious sitting room with a double glazed window to the front elevation. electric thermostatic heater, provision of power points, telephone point, and the ceiling is coved and has two light points. From the sitting room a doorway opens to the kitchen.



Kitchen 7'11" x 5'11" (2.43 x 1.81)

Recently re-modelled and fitted with a range of shaker style fronted cabinets with drawer units, heat resistant worksurface with an inset circular sink with mono bloc mixer tap. Electric hob, extractor fan, built in electric fan assisted oven and a built in Zanussi micro wave. Integrated fridge / freezer, ceramic glazed tiled walls. Space and plumbing for an automatic washing machine, Dimplex fan heater.

Smooth plastered ceiling, four chrome down lighters, coving, ceramic glazed tiled flooring.



Double Bedroom 9'6" x 9'10" (2.92 x 3.02)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, provision of power points. Built in wardrobe providing hanging rail and shelving.



Shower Room 6'10" x 5'11" (2.10 x 1.81)

Smooth plastered ceiling, four chrome down lighters, electric chrome heated towel rail. Fitted with a three piece white suite comprising wall mounted wash hand basin, low level wc and a large walk in shower with glass and chrome sliding doors and an electric triton T8 shower over. Ceramic glazed tiled walls with a ceramic glazed tiled floor. Wall mounted extractor fan.



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: £1,450 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.

Communal Facilities

Communal facilities include a large residents' lounge on the ground floor with an attractive conservatory overlooking the gardens, a communal kitchen off the residents lounge is ideal for socialising.



Laundry

Additionally, the block has a fully fitted laundry facility and a residents' toilet.

Guest Facilities

For the further convenience of the residents, their visitors can enjoy the use of a guest bedroom (with twin beds) and an en suite bathroom. This is subject to availability.

Parking

Parking is freely available via the private car park on site.

Council Tax Band A



