



**108B, Doncaster Road, Eastleigh, SO50 5QN**  
**£1,050 PCM**

A one bedroom first floor self contained conversion flat offering versatile accommodation and useful mezzanine area. Situated on the edge of town, but within comfortable walking distance of the town centre itself and two mainline railway stations. Lounge fitted kitchen, double bedroom with a 3 piece bathroom suite. Available NOW!

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

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A 1 bedroom first floor maisonette.

The property is accessed from the side via a upvc double glazed door. A straight flight staircase leads to the subject accommodation

### **Lounge 12'5" x 12'5" (3.81 x 3.81)**

Vaulted ceiling, LED downlighters, four wall light points, Juliette balcony with upvc double glazed opening doors and a upvc double glazed window to the side. Provision of power points, television point, heating control thermostat.

Staircase to mezzanine accommodation.

### **Kitchen 10'11" x 5'8" (3.34 x 1.75)**

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset four burner gas hob, stainless steel splashback, extractor fan, electric fan assisted oven. Modern inset circular sink with drainer, integrated full sized dishwasher, integrated fridge / freezer.

Smooth plastered ceiling, six LED downlighters, upvc double glazed window to the front aspect, radiator, tiled flooring, splashback tiling.

### **Bedroom 10'11" x 9'8" (3.33 x 2.96)**

Smooth plastered ceiling, ceiling light point, down lighter, upvc double glazed walk in bay window, double panel radiator, provision of power points.

### **Bathroom 5'7" x 5'11" (1.71 x 1.81)**

Fitted with a three piece suite comprising wash hand basin set within a vanity unit with mono bloc mixer tap, 'L' shaped bath with glass and chrome shower screen over, low level wc with dual push flush. Ceramic glazed half height tiling and to full height around the bath area. Smooth plastered ceiling, three LED downlighters, access to the roof void, heated towel rail.

A cupboard opens housing a 'Valiant' combination boiler and washing machine below.

### **Mezzanine Area**

Provision of power points, telephone point, and useful eaves storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		