

A spacious two bedroom first floor maisonette which comprises of two double bedrooms, fitted kitchen and bathroom, the property benefits from its own private rear garden and a garage located in a nearby block.

ACCOMMODATION

Ground Floor

Front door leading to stairs to first floor.

First Floor

Landing: Full height storage cupboard.

Sitting Room: 14'2" x 11'9" (4.32m x 3.58m)

Kitchen: 11'2" x 8' narrowing to 5'10" (3.40m x 2.44m x 1.78m) Fitted

with an array of base and eye level units and space, plumbing

and provision for a variety of kitchen appliances.

Bedroom 1: 14'6" x 9'10" (4.42m x 3.00m) Built in double wardrobe.

Bedroom 2: 11'3" x 9'6" (3.43m x 2.90m) To front of built in cupboard.

Separate WC: 5'11" x 2'7" (1.80m x 0.79m) Low level wc, wash hand basin.

Bathroom: 7'10" x 5' (2.39m x 1.52m) Shower over bath, wash hand

basin, full height storage cupboard.

OUTSIDE

Rear Garden: The property benefits from a private rear garden with patio

enclosed with fencing, flower beds and gated access.

Single Garage: Located in a nearby block with recently replaced flat roof and

internal measurements of 16'3" x 8'2". The garage can be found as the end garage in the block situated immediately

behind the garden.

OTHER INFORMATION

Tenure: Leasehold

Length Of Lease: 125 years from 2005

Ground Rent: £100 per annum paid in September

Approximate Age: 1969

Approximate Area: 69.6sqm/749sqft

Sellers Position: Looking for forward

Heating: Gas central heating
Windows: UPVC double glazing

Loft Space: Partially boarded with ladder and light connected

Infant/Junior School: Fryern Infant/Junior School

Secondary School: Toynbee Secondary School

Local Council: Eastleigh Borough Council 02380 688000

Council Tax: Band B - £1414.46 21 / 22

Ground Floor = 44 sq ft / 4.1 sq m First Floor = 705 sq ft / 65.5 sq m Total = 749 sq ft / 69.6 sq m For identification only - Not to scale

FIRST FLOOR





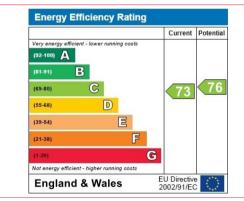














GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2021. Produced for Sparks Ellison. REF: 721608

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