



20, Ambassador Walk, Eastleigh, SO50 5TN
£1,200 PCM

A highly efficient and attractive home overlooking Lakeside Country Park. A three storey town house with a welcoming layout, very light throughout, and featuring a ground floor family area with glazed doors to a fully enclosed rear garden. The principle bedroom is to the second floor with an en suite shower room and a private balcony overlooking the lakes. The second and third bedroom are located on the first floor and served by a modern fitted bathroom. An excellent location for the town centre, railway stations, and with fast access to the M3 & M27. Unfurnished and available early November.

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 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.

LOUNGE

KITCHEN 12'11" x 10'9" (3.94 x 3.30)

MASTER BEDROOM 14'4" x 12'11" (4.37 x 3.95)

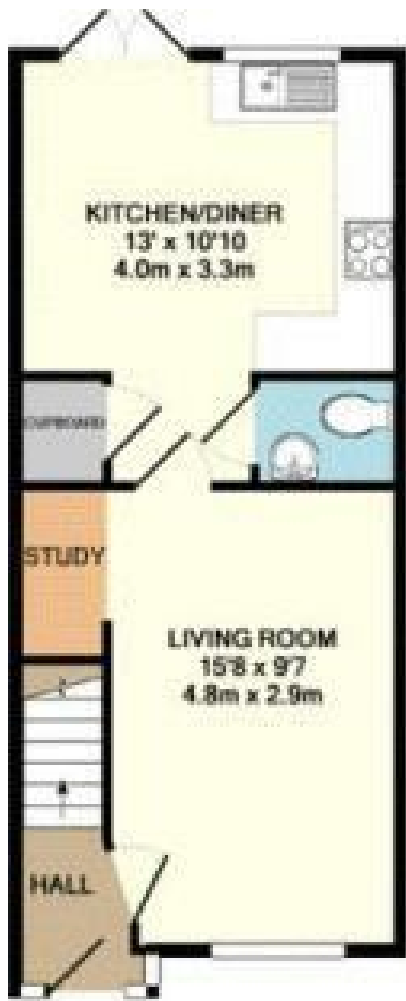
SHOWER ROOM

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM





GROUND FLOOR



1ST FLOOR



2ND FLOOR

NOT TO SCALE

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Memphis (2015)

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			
England & Wales	EU Directive 2002/91/EC	77	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	79	80