



**Connells**

Blackbird Road  
Eastleigh



### Property Description

A beautifully presented ground floor apartment, offering modern and stylish accommodation throughout, complete with its own private rear garden and allocated parking space.

The welcoming entrance hall features useful storage and an intercom entry system, leading through to a spacious living room with French doors opening directly onto the private garden, creating an ideal space for both relaxing and entertaining.

The contemporary fitted kitchen is well-equipped with a range of integral appliances, while the generous double bedroom benefits from built-in wardrobes.

A modern bathroom completes the accommodation.

Outside, the private rear garden is a real feature of the property, enjoying a combination of patio and lawn areas, a garden shed, outside power points and convenient side access.

Offered to the market with no forward chain, this move-in ready home represents an excellent opportunity for first-time buyers, downsizers or investors alike.

Situated in a desirable Eastleigh location, the property is within easy reach of a wealth of local amenities, transport links and green spaces.



### Entrance Hall

Storage cupboard. Intercom.

### Lounge

Double glazed French Doors to rear aspect.  
Double glazed window to rear aspect.  
Radiator.

### Kitchen

Double glazed window to side aspect. Fitted kitchen with wall and base units. Integral oven and gas hob. Integrated fridge freezer. Boiler.

## Bedroom 1

Double glazed window to front aspect. Built in wardrobes. TV port. Radiator.

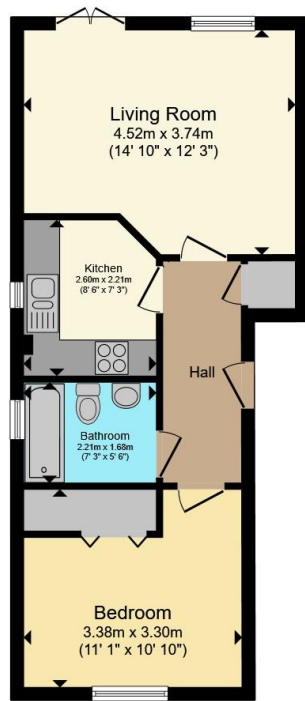
## Bathroom

Double glazed window to side aspect. Shower over bath. Toilet. Wash hand basin. Extractor fan. Radiator.

## Outside

One allocated parking space. Bike shed. Private rear garden with side access. Patio, lawn and shed. Left fence. Outside electrics.





**Ground Floor**

Total floor area 43.8 m<sup>2</sup> (472 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: C Council Tax Band: A

Service Charge: 186.00 Ground Rent: 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309661](http://connells.co.uk/Property/EGH309661)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopa.co.uk](http://www.zoopa.co.uk)**

Property Ref: EGH309661 - 0003