



Connells

Conduct Gardens
Eastleigh

Conduct Gardens Eastleigh SO50 9QG

for sale guide price
£210,000



Property Description

Offered for sale with no onward chain, this spacious and well-presented two bedroom first floor apartment is ideally situated within the popular Pirelli Estate in Eastleigh. The property offers modern living throughout, excellent parking and the added benefit of attractive communal gardens.

The accommodation begins with a welcoming entrance hall providing useful built-in storage and access to all principal rooms. The heart of the home is the bright and spacious open-plan kitchen, living and dining area, creating a fantastic sociable space for both relaxing and entertaining. The modern fitted kitchen features a range of wall and base units together with integral appliances, while the generous lounge and dining area enjoys plenty of natural light.

The property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A separate modern family bathroom completes the accommodation.

Externally, residents can enjoy the well-maintained communal gardens, while the property also benefits from two allocated parking spaces within the secure undercroft, providing excellent convenience.

Situated within easy reach of a wealth of amenities in Eastleigh, including shops, restaurants, leisure facilities and excellent transport links, this lovely apartment would make an ideal first-time purchase, investment or home for those looking for spacious and convenient modern living.

Entrance Hall

Storage cupboard. Radiator.

Lounge

Double glazed windows to front and side aspect. Radiator.

Kitchen

Double glazed window to side aspect. Modern fitted kitchen with wall and base units. Integral oven with gas hob and extractor hood. Integral fridge freezer and dishwasher. Space for washing machine.

Bedroom

Double glazed window to front aspect.
Radiator.

En-Suite

Toilet. Wash hand basin. Shower cubicle.
Shaving port. Radiator.

Bedroom 2

Double glazed window to front aspect.
Radiator.

Bathroom

Toilet. Wash hand basin. Bath with mixer tap
and shower over. Radiator. Extractor fan.

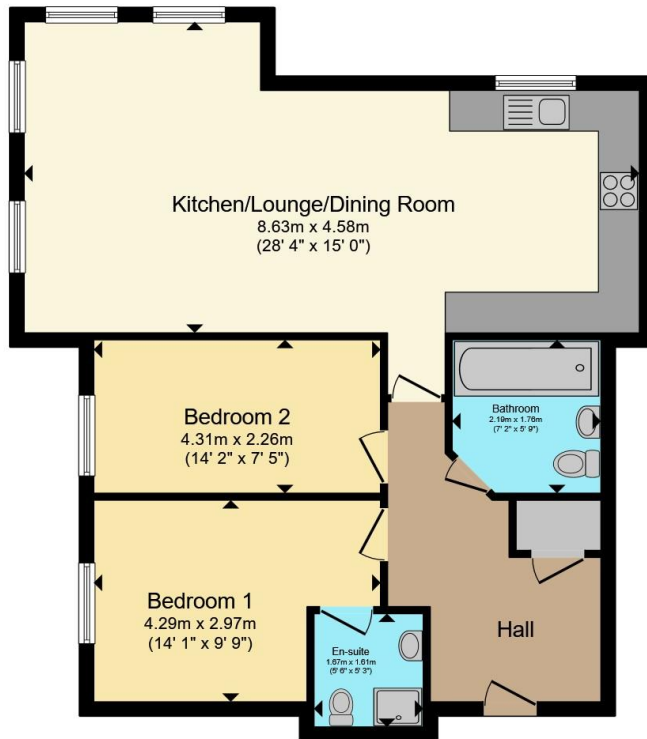
Outside

Two allocated undercroft parking spaces.
Communal gardens.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 76.9 m² (828 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

Connells



To view this property please contact Connells on

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19 Market Street
EASTLEIGH SO50 5RH

EPC Rating: B Council Tax
Band: B

Service Charge:
1967.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH309773

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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.

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