





# Flat 4 Leigh Court, 198 Leigh Road, Eastleigh, SO50 9EQ

**Guide Price £150,000**

Stanford Estate Agents are pleased to offer this ideally located, one bedroom, ground floor apartment in Eastleigh. This property occupies an enviable position with easy access to the M3/M27 motorways, the local leisure centre and town centre. An ideal first time buy or investment property.

Entrance is via a secure door leading to a communal entrance hall. The property opens into the hallway with two large storage cupboards, the living space comprises of a large double bedroom with a fitted wardrobe, a modern three piece shower room, a neutral kitchen with space for appliances and a well presented light and airy sitting room.

Externally, the property has ample communal parking to the front and use of a communal garden.

### Lease Information:

The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

Service Charge: £2,300 Per Annum

Ground Rent: £150 Per Annum

Lease Length: 125 Years

Lease Left: 92 Years

Rental Value: £725 PCM

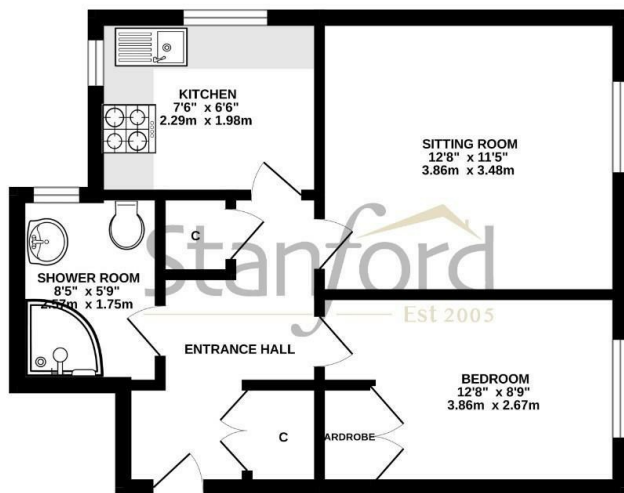
### Further Information:

Local Council: Eastleigh Borough Council

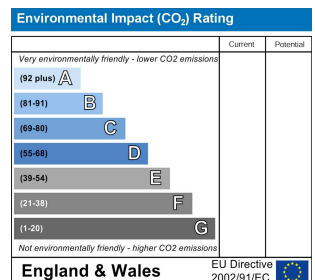
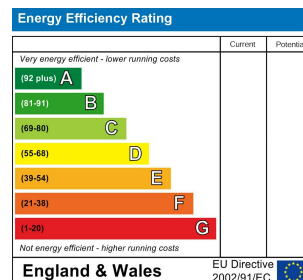
Council Tax Band: A

Viewing: By Appointment

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, boundaries, fixtures and fittings should be taken as approximate only and not intended to be used as such for any prospective purchase. The services, appliances and fixtures shown here are not intended to be taken as a guarantee as to their operability or efficiency rate for given. Please visit [www.stanford.co.uk](http://www.stanford.co.uk)



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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

