



# St Thomas Court, Flat 10 Stubbington Way, Fair Oak, Eastleigh,

**Guide Price £130,000**

**Hampshire SO50 7NE**

Stanford Estate Agents are pleased to offer this well presented and perfectly situated, ground floor apartment situated a stones throw away from Fair Oak Village and its amenities. With an off road parking space, direct access to the communal gardens and secure entrance this property makes an ideal investment property or first time buy.

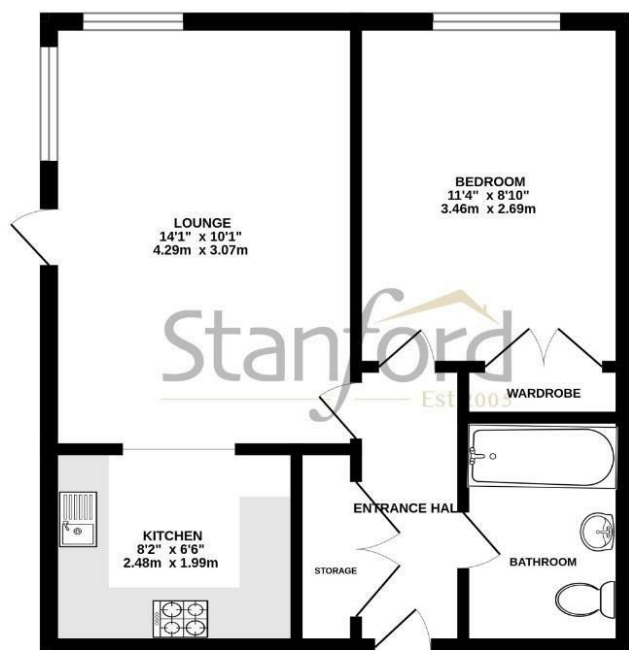
Accommodation is offered in the form of a 14ft lounge/diner with door to communal garden, a modern kitchen, double bedroom with fitted wardrobe and a three piece family bathroom with shower facilities.

This property is situated in a sought after location due to its close proximity to local amenities as well as commuter links to both Hedge End & Winchester. The property has been well maintained and has been a secure investment property for the current owners and has never had a void period. The property is being sold with a new 999 year lease for added peace of mind to the new owners.

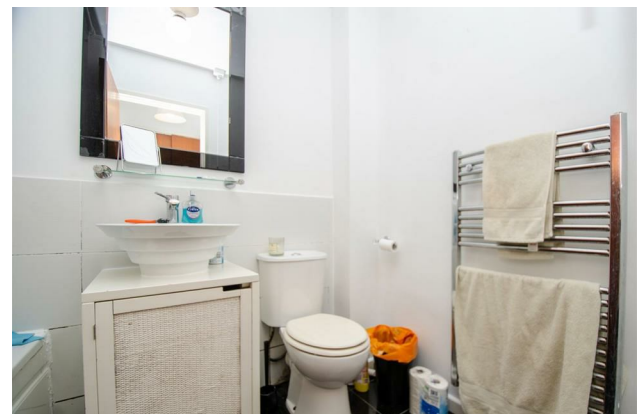
**Further Information:**

- Local Council: Eastleigh Borough Council
- Council Tax Band: A
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern
- Ground Rent: £0 Per Year
- Service Charge: £900 Per Year
- Rental Value: £795 pcm (approx)

**GROUND FLOOR**  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 389 sq.ft. (36.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, windows, doors and other items are approximate and no responsibility is taken for any error or omission of measurement. 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 Metropac C003



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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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

