



Byron Road - £130,000

Stanford  
Est 2005



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FOR SALE  
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22  
PRIVATE PARKING  
RESIDENTS ONLY

# 22 Byron Road, Eastleigh, Hampshire, SO50 4ND

**Asking Price £130,000**

Stanford Estate Agents are pleased to offer this conveniently situated, one bedroom, second floor apartment located in Eastleigh. Being situated a short 10 minute walk to the mainline train station and the town centre and its array of amenities, this property makes a great first time buy or rental investment property.

Being offered with no forward chain and a renewed lease the property is ready to go!

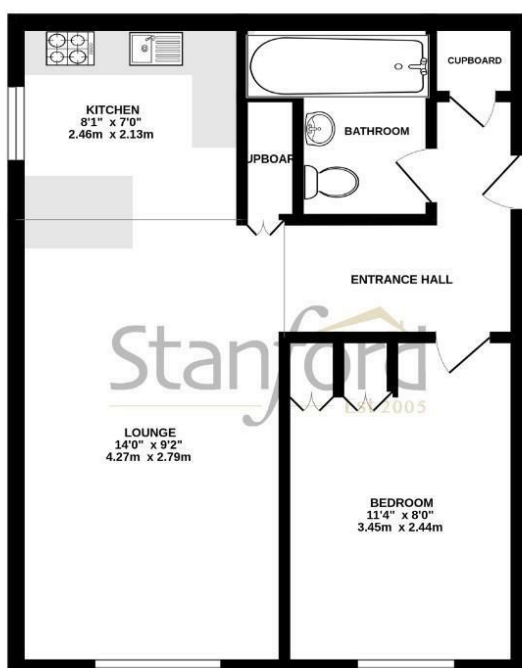
Accommodation is made up of a double bedroom with fitted wardrobes, a large lounge/diner with modern kitchen including space for washer/dryer and fridge/freezer. Wash facilities are found in the form of a fully fitted three piece bathroom with shower facilities over. The property has two further storage cupboards and access to the loft providing ample storage. The building can only be accessed via secure entrance. The property comes with residents' only parking.

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: £960 Per Year & Includes Water  
 Ground Rent: £0  
 Rental Value: £725pcm Approx

Further Information:  
 Local Council: Eastleigh Brough Council  
 Council Tax Band: A  
 Sellers Position: No Forward Chain

GROUND FLOOR  
 380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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

