

18a Blenheim Road, Eastleigh, SO50 5NR

Guide Price £195,000

Stanford Estate Agents are delighted to present this modern, two bedroom, ground floor apartment built nine years ago in central Eastleigh. The property is within five minutes walk of local amenities and local transport. The apartment also has its own paved garden area. An Internal viewing is essential.

Entered via a secure entrance this property consists of an open plan lounge/kitchen/dinning area with double doors to the electrics, gas combination boiler and space for a washing machine and tumble dryer, with a patio door leading onto the brick paved garden. The kitchen is fitted with a stylish range of wall and base units, a built in oven and hob with extractor over and a fridge with freezer compartment. Both bedrooms are located off the hallway, the main bedroom measures 11'0" x 11'0" and has a large wardrobe and space for chest of drawers and bedside tables, the second double bedroom has plenty of wardrobe space. The three piece bathroom is tiled to principal areas with a suite comprising bath with shower over and glass screen, pedestal wash hand basin, low level WC and a chrome heated towel rail.

in Eastleigh for everyone. Places Leisure and Lakeside Country Park are favoured by locals for their green open spaces and walks with the latter having a small passenger steam train paying further homage to the roots of the town.

Externally, the property has a brick paved garden with plant beds outlining the border, a clothes line and a rear gate for ease of access for bikes and motorbikes.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: A
- Sellers Situation: Vendor Suited
- Rental Income Potential: £1000 - £1050 pcm
- Potential Yield For Investors Of 5.6%

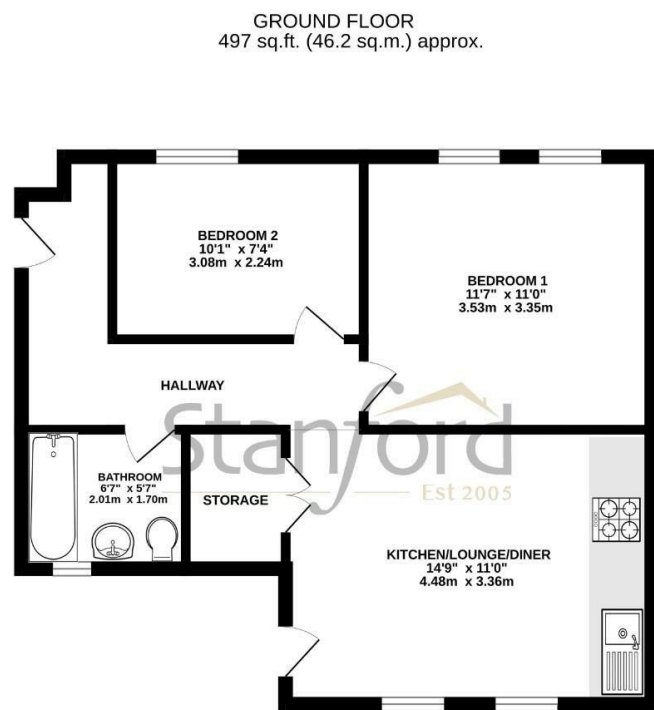
****The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor prior to completing a purchase****

LEASE INFORMATION:

- Length of Lease Remaining: 116 years (originally 125 years)
- Maintenance: £1,350 Per Annum
- Ground Rent £300 Per Annum

Location:

Eastleigh is a thriving town in Hampshire, located between Southampton & Winchester. The town lies on the river Itchen, originally a village until the early 19th century when it was developed into a railway town. Those railway town roots are still firmly imprinted with two mainline train stations providing trains to Winchester in approx 20 minutes and London Waterloo in an just over an hour. Those looking for commuter links other than rail are truly spoilt too with junctions to the M27 & M3 motorways, with Southampton Airport minutes away for some domestic and European trips. The town itself offers an array of amenities including supermarkets as well as several boutiques and independent shops. Residential homes come in all shapes, sizes and age from 1800's thatched cottages to 1900's Victorian terraces to modern, well thought out developments, there is a home



TOTAL FLOOR AREA : 497 sq ft. (46.2 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of blocks, corridors, stairs and cupboards should be approximate and not guaranteed to be exact for any one prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given in relation to their operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF



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

