



Flat 10 Leigh Court, Leigh Road, Eastleigh, SO50 9EQ

Asking Price £100,000

Stanford Estate Agents are delighted to present this recently modernised, studio apartment in the ever popular location of Leigh Road, Eastleigh. Offering great access to both central Eastleigh and the M3 motorway links, this property would make an ideal investment opportunity. Offered with convenience of no forward chain.

Internally the studio comprises of a 16ft bedroom/lounge/liner offering a great deal of space with the bed built into a handy foldable storage cupboard, there is also a wardrobe/storage cupboard. The kitchen has recently been modernised with a range of stylish wall and base level units, space for a washing and fridge/freezer and a built in oven and hob with extractor over. The three piece bathroom is tiled to principal areas with a suite comprising low level WC, wash hand basin and panel enclosed bath with glass screen and electric power shower over.

Externally, there is a parking with one allocated space and ample space for visitors, to the rear there is a lovely 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.

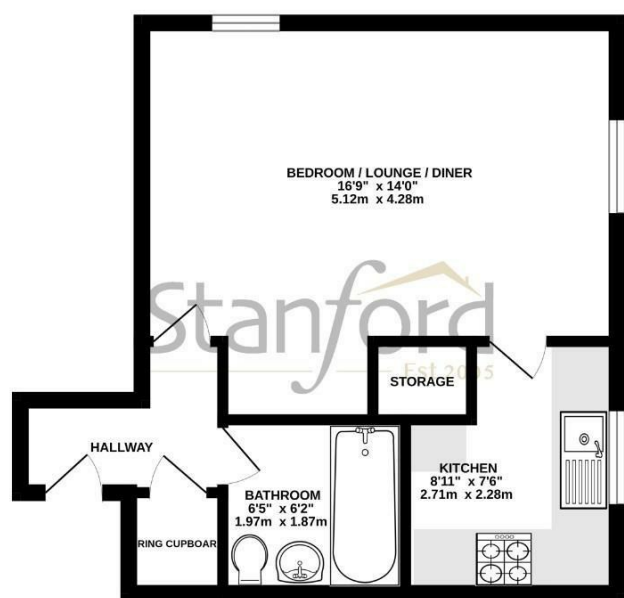
Service Charge: £1741 per annum
 Ground Rent: £150 per annum
 Lease Length: 125 years
 Lease Left: 92 years
 Rental Value: £700 pcm
 Service Charge: (Includes Water Rates)

Further Information:

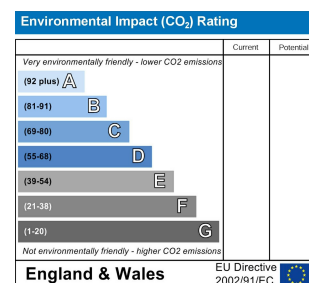
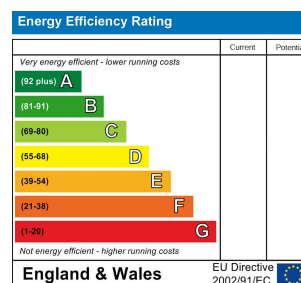
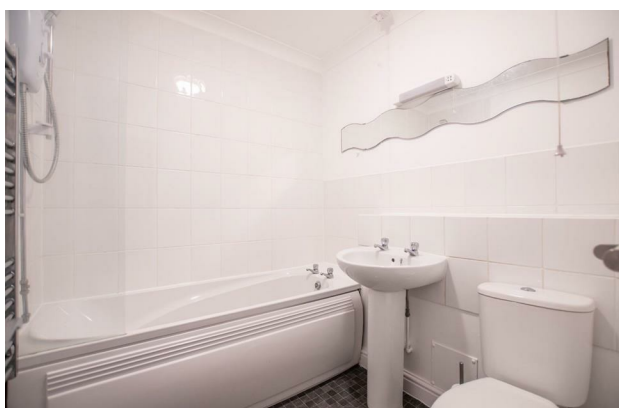
Local Council: Eastleigh Borough Council
 Council Tax Band: A
 Viewing: By Appointment

Eastleigh is a thriving town in Hampshire, located between Southampton & Winchester. The town lies on the river Itchen, originally a village till early 19th century when it was developed to a railway town. Those railway town roots are still firmly imprinted with two mainline train stations providing trains to Winchester in 20 minutes and London Waterloo in an hour. Those looking for commuter links that are not rail are truly spoilt too with junctions to the M27 & M3 Either end of the town, and how could we get Southampton Airport minutes away for some domestic and European trips. Eastleigh is a commuters dream! The town itself has an array of amenities including several supermarkets as well as several boutique and independent shops. Residential homes come in all shapes, sizes and age from 1800s thatched cottages to 1900 Victorian terraces to modern, well thought out developments there is a home in Eastleigh for everyone. Places leisure and Lakeside Country Park are favoured by locals for there greenery, open spaces and walks with the latter having a small passenger steam train paying further homage to the roots that the town was founded.

GROUND FLOOR
 354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 354 sq ft. (32.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with SketchUp 12.0.22



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