





# 79 Dakota Way, Lakeside, EASTLEIGH, Hampshire, SO50 5TY

Asking Price £230,000

Stanford Estate Agents are delighted to offer this top floor, well presented apartment in one of Eastleigh's most sought after locations. Overlooking Lakeside Country Park this beautiful two bedroom apartment is a must see for those looking for convenience with a fantastic view!

Accommodation is on the third floor and accessed only via a secure entrance to the building. Upon entry you are welcomed by a spacious entrance hall with various storage cupboards. The fantastic living space comes in the form of a light, recently decorated lounge/kitchen. The living space has a French doors opening to a balcony with a stunning view directly overlooking Lakeside Country Park. Views like this are not often found locally. The kitchen has been cleverly designed to incorporate a purpose-built breakfast bar, built in appliances and a range of wall and base units for ample storage. Both bedrooms are doubles, and the master bedroom benefits further by recently renovated ensuite facilities. Guests and bedroom two are serviced by the modern, three piece family bathroom.

Externally the property offers a designated parking space with ample visitors spaces available. The property is located at the bottom of the popular Lakeside development and occupies an enviable position within the development and building.

Amenities are all close by, adding special mention to Southampton Airport, Southampton Parkway Mainline Train Station and M27 junction 5 all being within close proximity making this apartment a great option for commuters.

### Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: B

Service Charge: £2376 Per Year

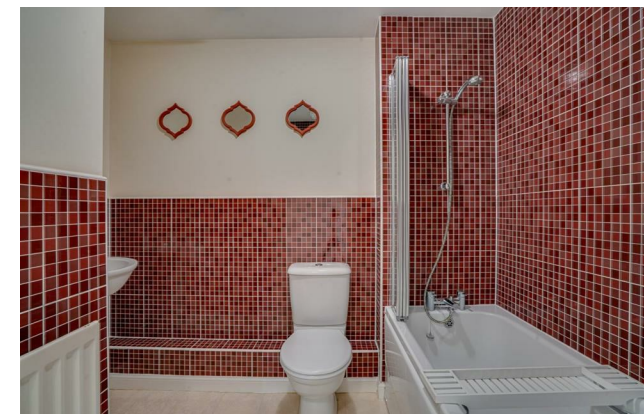
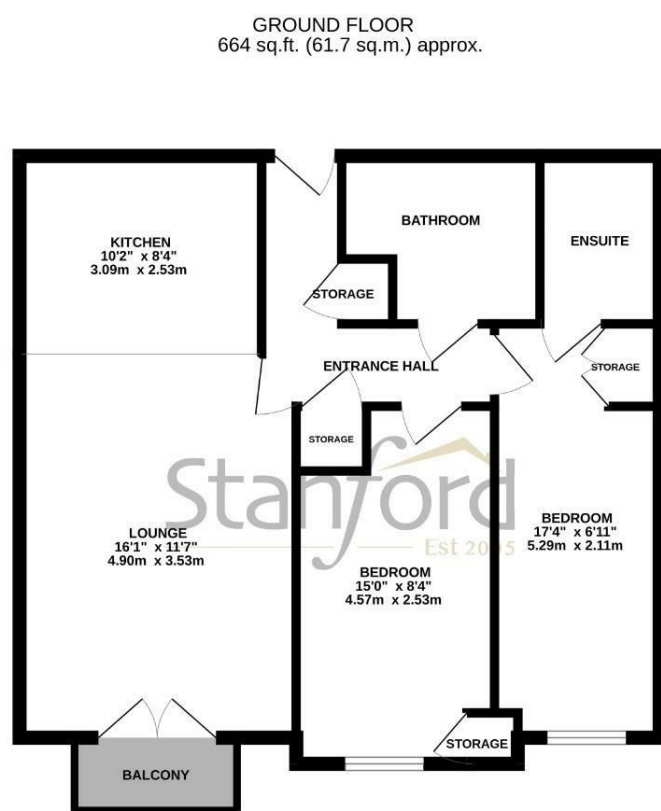
Ground Rent: £180 Per Year

Parking: Designated Numbered Space

Please note all leasehold details are always given by the seller and will need to be verified via your legal representative.

### Local Information:

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 by rail are truly spoilt too with junctions to the M27 & M3. Southampton Airport is 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 properties come in all shapes, sizes and age from 1800's thatched cottages, 1900's Victorian terraces to modern, well thought out developments there is a home in Eastleigh for everyone. Places Leisure and Lakeside Country Park are very much favoured by locals.



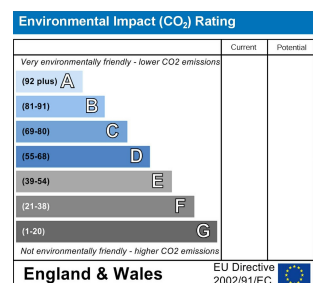
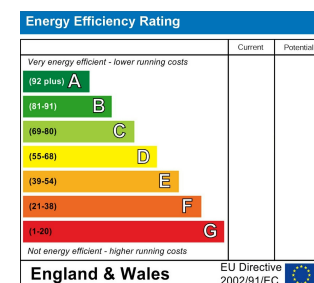
TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and we accept no responsibility for any error, omission or misstatement. This plan is for guidance 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 is given as to their operability or efficiency can be given.  
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