



5 Kenworthy Way, Eastleigh, SO50 9RA

Guide Price £200,000

Stanford Estate Agents are please to present this lovely one bedroom ground floor apartment located perfectly on the corner with stunning views across the park and tree line to the front. The property also has 5 years left of its new build warranty for extra peace of mind.

perfectly located on the corner has stunning views at all angles across both the field incorporating the park and the tree line, the property also comes with two car parking spaces to the rear with one being under-croft.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: A
- Sellers Situation: Vendor Suited
- Rental Income Potential: £950 pcm approx
- Potential Yield For Investors Of 5.4%

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

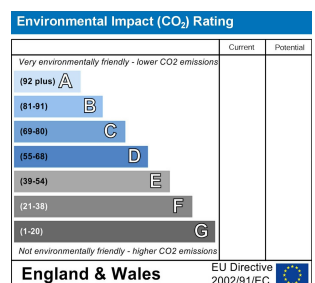
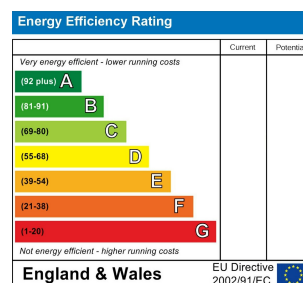
LEASE INFORMATION:

- Length of Lease Remaining: 245 years (originally 250 years)
- Maintenance: £1,152 Per Annum
- Ground Rent £0

Stoneham Park is located in Eastleigh 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.



TOTAL FLOOR AREA: 548sq ft (50.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of this, or any other, floor plan are approximate and are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or efficiency at the time of completion of the contract.



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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

