



Flat 9, Linford Court Fair Oak Road, Fair Oak, Eastleigh, SO50 7EZ

Asking Price £215,000

Stanford Estate Agents are pleased to offer with no forward chain this two bedroom, ground floor apartment in the centre of Fair Oak village. Benefiting from two parking spaces, share of the freehold and landscaped communal gardens this property is an ideal first time buy or downsize.

Accommodation is entered through the secure entry communal door and this particular apartment is located to the rear on the ground floor. Within the apartment are two double bedrooms both serviced via the modern, three piece shower room. The living space very is well presented and comes in the form of a lounge/diner with French doors leading to a small patio overlooking the beautiful, landscaped communal gardens. A modern kitchen with space for freestanding appliances finishes the accommodation on offer.

the village centre including a chemist, post office facilities and various convenience shops. The local schools are in high demand with the infant, junior and secondary school all achieving 'good' status in their latest OFSTED reports.

Externally the property is located in a sought after location within a minutes' walk to Fair Oaks array of amenities including convenience shops, post office and chemist. Two parking spaces are allocated to the property directly outside the entrance. Use of the communal gardens are welcomed, and a small patio offers a place to sit and enjoy them.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: B
- EPC Rating: Ordered
- Local Primary Schools: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating Via Boiler
- Parking: Two Allocated Parking Spaces
- Sellers Situation: No Forward Chain
- Viewing: By Appointment Only

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

Lease Information:

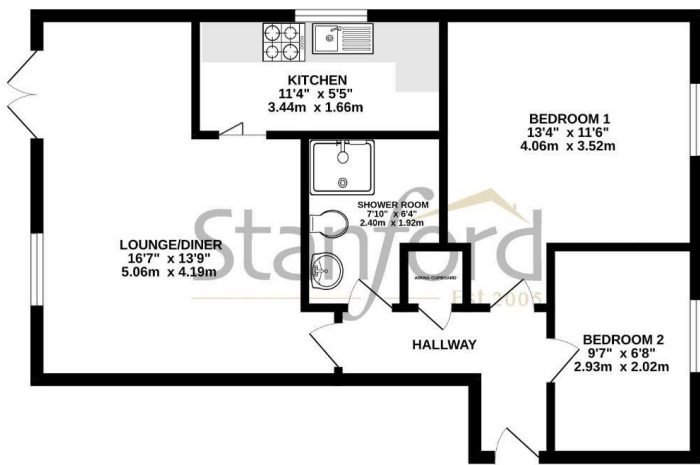
- Freeholder: All Properties Within Linford Court Have A Share Of The Freehold
- Lease Length: 125 Years
- Lease Left: 99
- Ground Rent: £85 Per Year
- Service Charge: £1200 Per Year

Local Information:

Fair Oak is a semi rural, small village in the borough of Eastleigh and renowned for its peaceful living offering. Transport links to Winchester, Hedge End and Eastleigh are convenient and an array of amenities are available in



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of above windows, doors and any other items are approximate and are intended to be used for only general guidance in the purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the date.
Made with Blueprints 10/2/21



| 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 |

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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

