



110a Nutbeem Road, Eastleigh, SO50 5JT

Asking Price £175,000

Stanford Estate Agents are pleased to offer this spacious one bedroom top floor flat, situated in close proximity to Eastleigh town centre. The property benefits from a large bedroom, private garden and allocated parking. The property is ideal for first time buyers/investors and is offered with No Forward Chain.

Entered via a secure entrance this property briefly comprises of a lounge/diner, a modern kitchen fitted with wall and base level units with space for a freestanding cooker, washing machine, tumble dryer and fridge/freezer. The spacious lounge/diner is situated in the middle of the property and offers a light and airy space. The bedroom is situated at the front and is complimented with dual aspect double glazed windows. This spacious bedroom measures 13'7 x 11'6 and has plenty of room for wardrobes, drawers and bedside tables, The three piece shower room is tiled to principal areas and comprises of a step in shower enclosure with glass screen, vanity wash hand basin with storage below and low level WC.

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 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 is further complimented by it's own garden and has an allocated space for off road parking.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: A
- EPC Rating: D
- Windows: Double Glazed
- Heating: Gas Central Heating Via Boiler
- Sellers Situation: No Forward Chain
- Viewing: By Appointment Only
- Rental Income Potential: £1000 - £1050 pcm
- Potential Yield For Investors Of 7.2%

****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:

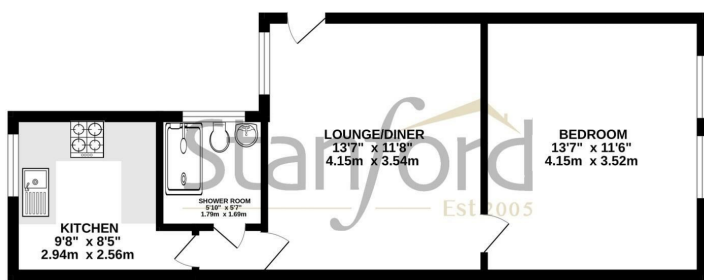
- Length of Lease Remaining: 92
- Maintenance: £1570 Per Annum
- Ground Rent £250 Per Annum

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



GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 427 sq.ft. (39.6 sq.m.) approx.
Whilst 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 no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The intended, visible and significant areas have not been tested and no guarantee as to their quality or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
(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
(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 CO₂ emissions

England & Wales EU Directive 2002/91/EC



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

