









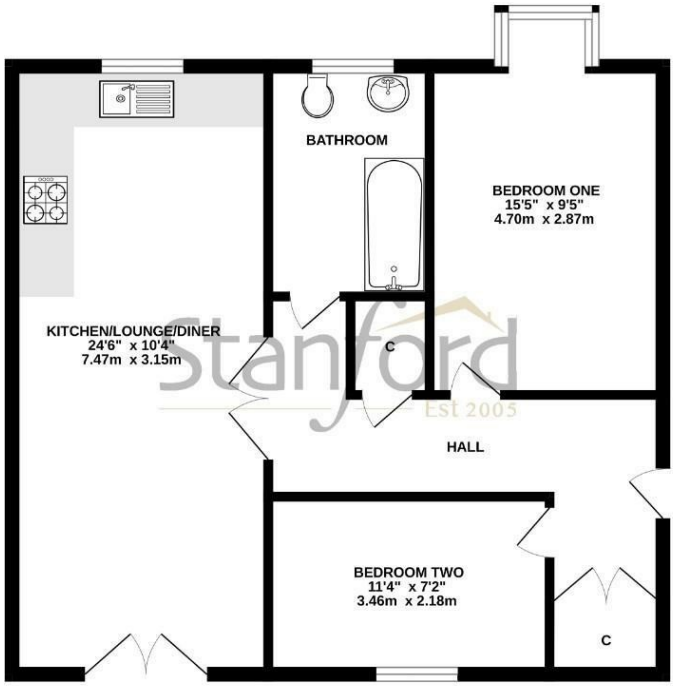


Conduct Gardens, SO50 9QG

Stanford
Est 2005

£190,000

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.
Whilst every attempt 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 illustrative 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 as to their operability or efficiency can be given.
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Stanford Estate Agents present to the market this ideally located, two double bedroom, first floor apartment in a requested location of Eastleigh. Located within walking distance of the local leisure centre, favoured walks, amenities and sought after commuter links such as the M3 & M27.

Accommodation starts with a welcoming entrance hall with ample storage in the form of two large cupboards, off the hallway are all rooms comprising of two double bedrooms, both serviced by a spacious, three-piece bathroom suite comprising of panel enclosed bath with shower over, WC and wash hand basin. Living space comes in the form of a naturally light, 24ft lounge/kitchen/diner with a set of inward French doors overlooking communal greenery. The kitchen has a range of wall and base units with space for freestanding appliances such as fridge/freezer, washing machine and dishwasher. The lounge/dining area is a great size and offers the potential for a range of layouts to make this apartment your home, your way!

Externally the property has a secure allocated parking space and share of the communal garden.

Lease Information:
Lease length: 125 Years (1st January 2014)
Lease Left: 114 Years
Service Charge: £202 Per Month
Ground Rent: £250 Per Year

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B – £1740.03 – 25/26
EPC Rating: B -83
Local Primary School: Norwood Infant & Junior Schools
Local Secondary School: Crestwood
Windows: Double Glazed
Heating: Gas Heating
Parking: Allocated Parking Space
Utilities: Mains
Broadband: See Ofcom Website
Phone Signal: See signalchecker.co.uk
Sellers Position: Vendor To Find Forward

Viewing: By Appointment Only

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 rail are truly spoilt too with junctions to the M27 & M3 Either end of the town, and how could we forget 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 their 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.

Offer Check Procedure:
Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.

Anti-Money Laundering (AML) Compliance
In accordance with the Money Laundering Regulations 2017, Stanford Estate Agents is legally required to carry out Anti-Money Laundering (AML) checks on all property buyers and sellers.
Please note these AML checks are conducted via a third party and the fee paid is strictly non-refundable. This includes all circumstances.
Buyers: Following acceptance of an offer on a property marketed by Stanford Estate Agents, an AML