



7 Bright Wire Crescent, Eastleigh, SO50 5SQ

£175,000

This well presented one bedroom purpose built modern ground floor apartment offers excellent accessibility to the centre of Eastleigh. The property comprises 14' sitting /dining room, generous bedroom with built-in wardrobes and en-suite bathroom, comprehensively fitted kitchen and separate cloakroom. Externally, the home enjoys the use of one private allocated parking space with a further shared "visitors" space. The home is presented to high standard throughout and is offered for sale with no forward chain.

ACCOMMODATION

Private Front Door:

Sitting/Dining Room:

14'7" x 14'9" (4.345m x 4.50m) (maximum measurements). Electric feature fireplace. Airing cupboard with hot water cylinder and linen shelving. Space for dining table and chairs.

Kitchen:

8'5" x 8'1" (2.57m x 2.46m) Modern fitted kitchen with matching base and eye level units and contrasting work surfaces. Space for upright fridge/freezer. Space and plumbing for washing machine, built in electric oven, hob with extractor hood over, wood laminate flooring.

Inner Lobby:

Cloakroom:

5'4" x 2'8" (1.63m x 0.81m) Matching white WC and wash hand basin.

Bedroom:

12'7" x 10'3" (3.84m x 3.12m) Built-in wardrobes.

En-Suite Bathroom:

7'7" x 5'2" (2.31m x 1.57m) White suite comprising panel enclosed bath with shower attachment over, wash hand basin, and WC. Extractor fan.

OUTSIDE

the property benefits from one allocated parking space and a further visitors space shared with the neighbour.

OTHER INFORMATION

Tenure:

Leasehold

Ground Rent:

£75.00 every 6 months

Maintenance Charge:

Approximately £350.00 every 6 months

Approximate Age:

2005

Approximate Area:

45.9sqm/494sqft

Sellers Position:

No forward chain

Heating:

Electric

Windows:

UPVC double glazed windows

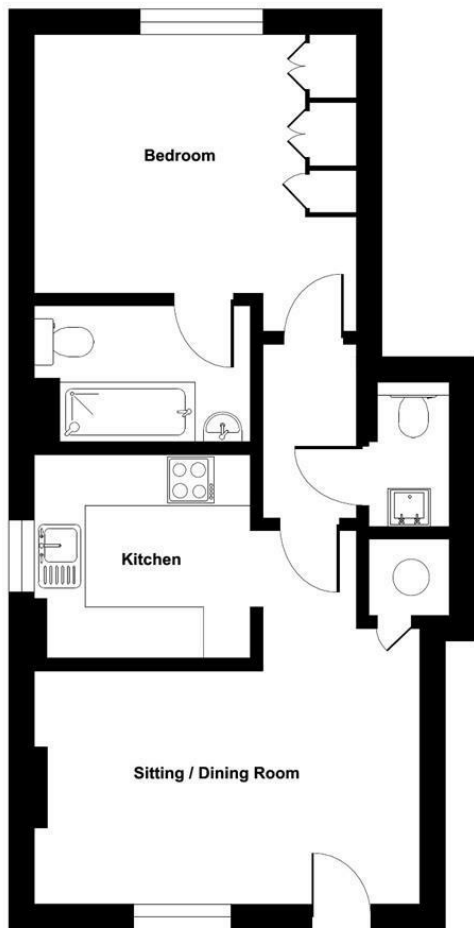
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band B

Approximate Area = 494 sq ft / 45.9 sq m
For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1107751

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