



64 Hoddinott Road, Eastleigh, SO50 5SN

£175,000

A modern purpose built first floor flat situated within close proximity to the Town Centre of Eastleigh with it's array of shopping and leisure facilities including a mainline railway station. The flat benefits from two bedrooms along with a bathroom, sitting/dining room and kitchen. There is allocated as well as visitor parking and the flat is offered for sale with no forward chain.

ACCOMMODATION

Communal Entrance Hall:

Stairs to all floors.

Entrance Hall:

Built in storage cupboard.

Sitting/Dining Room:

17'3" x 10'10" (5.26m x 3.30m) Fireplace surround and hearth with electric fire.

Kitchen:

10'9" x 6'6" (3.28m x 1.98m) Built in oven, built in electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine.

Bedroom 1:

12'5" x 10'1" (3.78m x 3.07m) Fitted double wardrobe.

Bedroom 2:

10'6" x 9'2" (3.20m x 2.79m)

Bathroom:

6'7" x 6'6" (2.01m x 1.98m) Comprising bath with shower attachment, wash hand basin with cupboard under, wc.

OUTSIDE

The property sits within communal grounds.

Parking:

The flat benefits from an allocated parking space which is numbered and there is also visitor parking.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

155 years from 1/12/2002

Maintenance:

Approximately £1000 paid 6 monthly next instalment is due January 2025

Ground Rent:

£200 per annum next instalment due is in October 2024

Approximate Age:

Approximate Area:

688sqft/63.9sqm

Sellers Position:

No forward chain

Heating:

Electric

Windows:

UPVC double glazing

Infant/Junior School:

Norwood Primary School

Secondary School:

Crestwood Community School

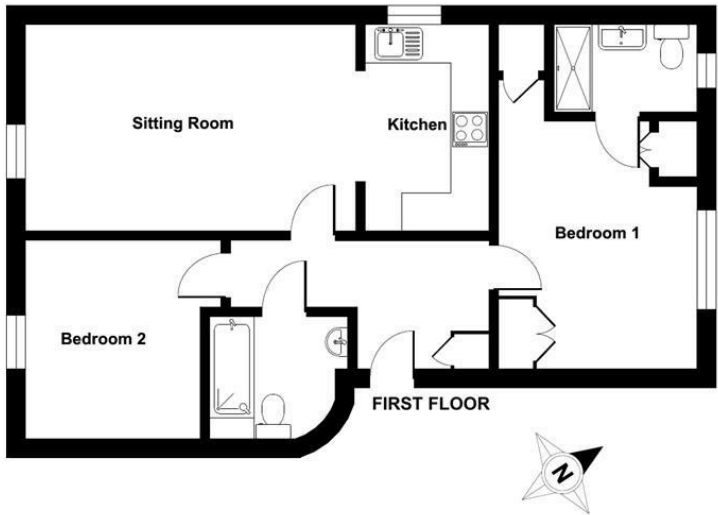
Council Tax:

Band B

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 688 sq ft / 63.9 sq m
For identification only - Not to scale



| 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 | |

RICS Certified Property Measurer
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94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk



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