



17 Rolling Mill Mews, Eastleigh, SO50 5SX

£215,000

Nestled away, this well presented duplex maisonette offers spacious living, whilst being in close proximity to central Eastleigh and the extensive amenities the town has to offer. On the second floor, the property comprises of two well proportioned bedrooms and an en-suite shower room to the master. The first floor benefits from a separate bathroom, kitchen and large lounge/diner. Externally the property has an allocated parking space as well as multiple visitor spaces. Rolling Mill Mews is tucked away from vehicle and pedestrian traffic but is well suited to buyers wanting to commute with access to the motorway, the airport and multiple train stations.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

FIRST FLOOR

Landing:

Storage cupboard.

Sitting/Dining Room:

14' x 13'7" (4.27m x 4.14m)

Bathroom:

Suite comprising bath with shower over, WC, wash basin with cupboard over, heated towel rail.

Kitchen:

11' x 6'9" (3.35m x 2.05m) Range of units comprising electric oven with electric hob and extractor fan over.

SECOND FLOOR

Landing:

Airing cupboard.

Bedroom 1:

15'5" into bay x 13'7" (4.69m into bay x 4.14m)

En-suite:

Suite comprising shower cubicle, WC, wash hand basin with cupboard above and below.

Bedroom 2:

13' into bay x 10'4" (3.98m into bay x 3.15m)

OUTSIDE

Parking:

There is one allocated parking space.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

155 years from 2002

Ground Rent:

£100 six monthly (April & October)

Maintenance Charge:

£767.88 yearly

Approximate Age:

2005

Approximate Area:

82.3sqm/887sqft

Sellers Position:

Looking for forward purchase

Heating:

Electric

Windows:

UPVC double glazed windows

Loft Space:

Whilst there is an access to the loft space, this is not available for use by No.17 and nothing can be stored in the loft.

Infant/Junior School:

Norwood Primary School

Secondary School:

Crestwood Community School

Council Tax:

Band B

Local Council:

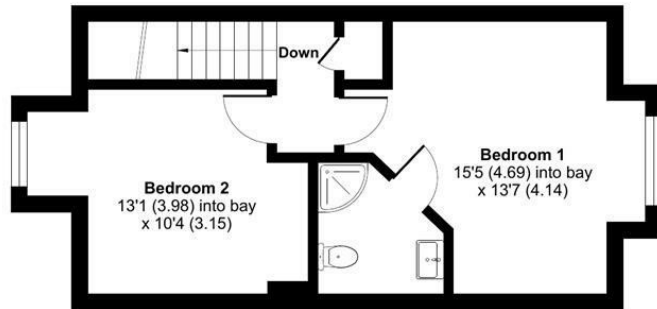
Eastleigh Borough Council - 02380 688000

Agents Note:

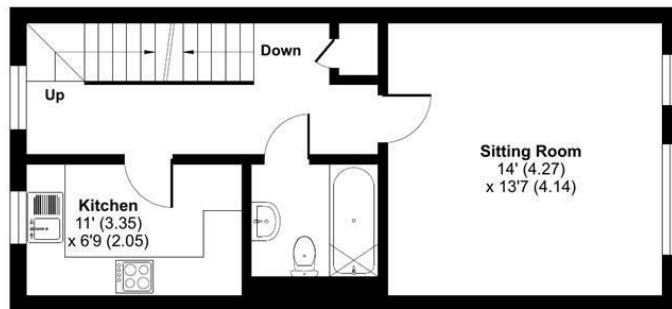
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £50 + vat for these checks regardless of the number of buyers involved.



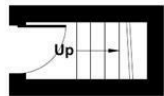
Ground Floor = 20 sq ft / 1.8 sq m
 First Floor = 462 sq ft / 42.9 sq m
 Second Floor = 405 sq ft / 37.6 sq m
 Total = 887 sq ft / 82.3 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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