



sparks ellison

Flat 52 Tinning Way, Eastleigh, SO50 9QH

£1,200 Per Calendar Month

A well presented two bedroom first floor flat within easy walking distance of Eastleigh town centre and benefiting from an allocated parking space in the covered car park and access to the communal garden area.

ACCOMMODATION

Entrance Hall:

Radiator x 1. Built in cupboard housing meters. Intercom system. Double doors into the sitting room.

Sitting/Kitchen:

24'8" x 10'4" (7.52m x 3.15m) Radiators x 2. Dual aspect windows. Kitchen area with a range of cream wall and base units and a beige mottled worktop. One and a half stainless steel sink. Built in electric oven with gas hob, freestanding washer dryer and freestanding fridge freezer.

Bedroom 1:

10'2" x 8'6" (3.10m x 2.59m) Radiator x 1

En-suite:

Radiator x 1. White suite with chrome fitments comprising shower cubicle, wash hand basin and WC.

Bedroom 2:

11' x 6'11" (3.35m x 2.11m) Radiator x 1.

Bathroom:

Radiator x 1 plus towel rail. White suite with chrome fitments comprising bath with shower over and glass shower screen, wash hand basin and WC.

Airing cupboard:

With slatted shelves.

OTHER INFORMATION

Management:

Fully managed

Availability:

Immediately

Deposit:

Security deposit: £1200 pcm Holding deposit: £1384

Furnished/Unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Norwood Primary School

Secondary School:

Crestwood Community School

Council Tax:

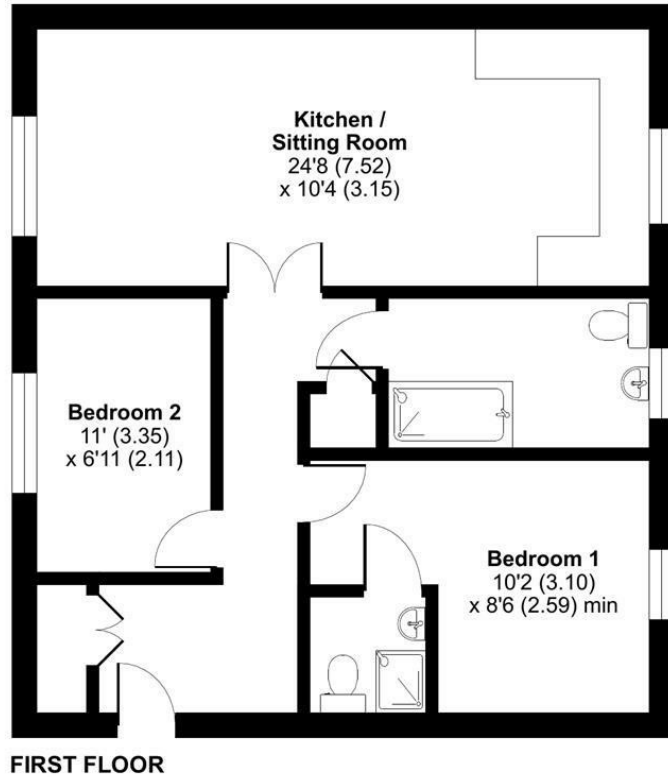
Band B

Local Council:

Eastleigh Borough Council - 02380 688000



First Floor = 678 sq ft / 62.9 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	82	82
(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	

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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