



se sparks ellison  
For Sale

Clarets  
SOLD  
0203 622000

ROWE WAY

HIGHWOOD  
APARTMENT  
8 14 18



sparks ellison

# 13 Highwood Avenue, Eastleigh, SO50 9QY

£200,000

Welcome to this exquisite first-floor flat located on Highwood Avenue in Eastleigh. This modern corner apartment, built in 2024, offers a stunning living space that is both stylish and functional. As you enter, you are greeted by a reception hall with excellent storage leading to an open-plan kitchen that seamlessly flows into the reception area, creating an inviting atmosphere perfect for both relaxation and entertaining. The flat features a generously sized double bedroom and the well-appointed bathroom adds to the convenience of this lovely home. With vacant possession, you can move in without delay and start enjoying all that this property has to offer. One of the standout features of this apartment is the availability of two parking spaces, a rare find in such a desirable location. This ensures that you and your guests will always have a place to park, adding to the overall appeal of the property. Situated in a vibrant area close to Eastleigh, this flat is well-connected to local amenities, transport links, and green spaces, making it an ideal choice for both first-time buyers and those looking to downsize. In summary, this first-floor flat on Highwood Avenue presents a fantastic opportunity to own a modern and stylish home in a sought-after location.

## ACCOMMODATION

### First Floor

#### Reception Hall:

3 Storage cupboards.

#### Kitchen/Dining/Sitting Room:

26'7" x 11'8" (8.10m x 3.57m) Dual aspect windows, feature wooden wall. The kitchen area is fitted with a range of modern white gloss units, electric oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washer dryer, cupboard housing boiler.

#### Bedroom:

12'5" x 10'7" (3.78m x 3.24m)

#### Bathroom:

Modern white suite comprising bath with mixer tap and shower attachment and glazed screen, wash basin, WC, tiled floor.

## OUTSIDE

#### Parking:

There is the benefit of two allocated parking spaces.

## OTHER INFORMATION

#### Tenure:

Leasehold

#### Term Of Lease:

TBC

#### Maintenance Charge:

TBC

#### Service Charge:

£1153.91 per annum

#### Approximate Age:

TBC

#### Approximate Area:

589sqft/54.7sqm

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Local Council:

Eastleigh Borough Council - 02380 688000

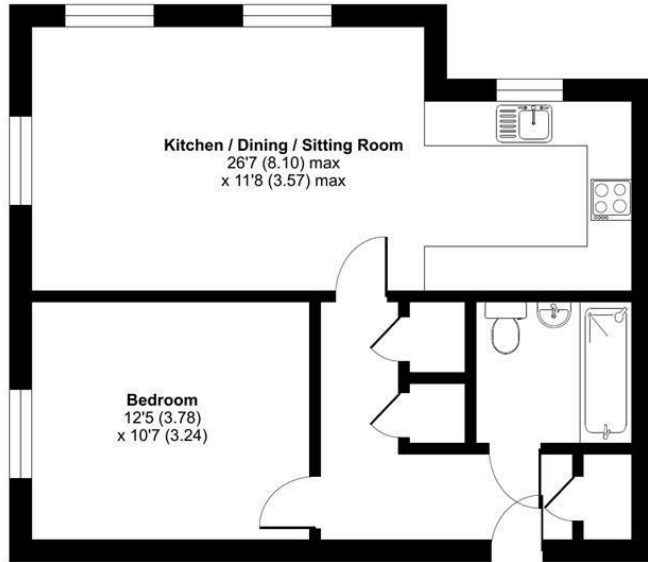
#### Council Tax:

Band A

#### 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 £60 including vat for these checks regardless of the number of buyers involved.

First Floor = 589 sq ft / 54.7 sq m  
For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2025. Produced for Sparks Ellison. REF: 1335204

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



