



sparks ellison

4 Mansion House Turnor Way, Eastleigh, SO50 9TF

£221,250

59% SHARED OWNERSHIP SCHEME.

Welcome to this beautiful ground floor apartment located on Turnor Way in Eastleigh. This substantial two-bedroom flat offers a perfect blend of comfort and convenience, making it an ideal choice for both first time buyers and those looking to downsize. As you enter the property, you will be greeted by a spacious entrance hall which has access to each room in the property. The apartment features two well proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom. The heart of the home is the kitchen/dining room which is perfect for entertaining. Furthermore, the property benefits a separate utility space and a main family bathroom. One of the standout features of this property is the private patio garden, which offers a tranquil outdoor space to enjoy the fresh air and sunshine. It is an excellent spot for morning coffee or evening relaxation looking onto Stoneham Lakes. Additionally, the apartment comes with allocated parking, along with ample visitor bays. Easy access can be gained onto the M3 & M27 motorways along with YMCA Eastleigh Community Centre & Café a short walk away.

ACCOMMODATION

**Entrance hall:**  
Three large storage cupboards with one used as a utility space, one as an airing cupboard and the other as a large storage space.

**Kitchen/Sitting/Dining room:**  
32'10" x 13'7" (10.00m x 4.13m) Range of units comprising integrated fridge/freezer, dishwasher and electric oven, breakfast bar, gas hob and extractor hood over. French doors onto the private patio area.

**Bedroom 1:**  
14'2" x 13'10" (4.31m x 4.22m) Built-in and fitted wardrobes.

**En-suite:**  
White suite comprising WC, wash basin and shower cubicle with glass screen.

**Bedroom 2:**  
18'4" x 9'4" (5.59m x 2.85m)

**Bathroom:**  
White suite comprising bath with shower attachment, WC and wash basin.

**OUTSIDE**  
Patio area looking onto Stoneham Lakes and allocated parking with plenty of visitors spaces..

OTHER INFORMATION

**Tenure:**  
Leasehold

**Term of Lease:**  
999 years from 2023

**Maintenance Charge & Ground Rent:**  
£155.41 per month

**Approximate Age:**  
2023

**Approximate Area:**  
1079 sq ft / 100.2 sq m

**Sellers Position:**  
Looking for a forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Infant/Junior School:**  
Stoneham Park Academy

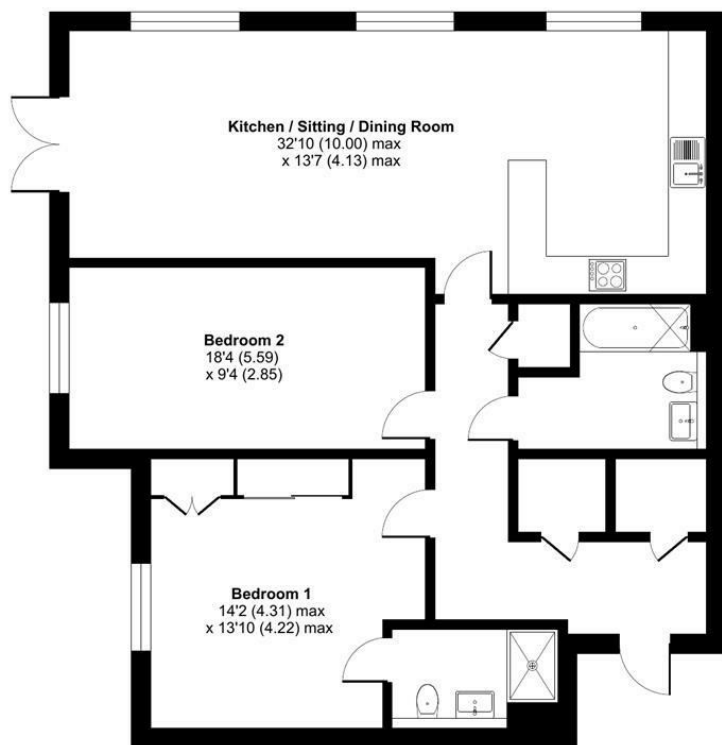
**Secondary School:**  
Crestwood Community School

**Local Council:**  
Test Valley Borough Council - 01264 368000

**Council Tax:**  
Band B

**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.

Ground Floor = 1079 sq ft / 100.2 sq m  
For identification only - Not to scale



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Sparks Ellison. REF: 1451932.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (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 |           |

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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.



