



sparks ellison

66 Bright Wire Crescent, Eastleigh, SO50 5SQ

£200,000

A superb opportunity to acquire this well presented two bedroom maisonette, ideally positioned within easy reach of Eastleigh town centre and its excellent range of shops, leisure facilities and transport links. The property offers bright and well proportioned accommodation including a generous sitting room, fitted kitchen, bathroom and two bedrooms, with the principal bedroom further benefiting from a newly fitted en-suite. An allocated parking space adds to the convenience, while the property is offered for sale with no forward chain, making it an excellent choice for first time buyers, investors or those seeking a low maintenance home in a highly convenient location.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor.

First Floor:

Landing:

Built in storage cupboard, stairs to second floor.

Sitting Room:

13'9" x 13'6" (4.19m x 4.12m)

Kitchen:

11'1" x 6'9" (3.39m x 2.05m) Built in oven, built in electric hob, fitted extractor hood, space for appliances.

Bathroom:

Comprising bath with shower attachment, wash basin, WC.

Second Floor:

Landing:

Built in cupboard housing water tank.

Bedroom 1:

15'4" (4.68m) into bay x 13'7" (4.13m) max.

En-Suite:

Comprising shower in cubicle, wash basin, WC.

Bedroom 2:

13'1" (3.99m) into bay x 10'3" (3.12m) max.

OUTSIDE:

Parking:

There is an allocated parking space for No.66 along with a number of visitor parking spaces.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

155 years from 1 December 2002. 131 years remaining.

Maintenance Charge:

£1308.06 per annum (payable in two instalments, April & October)

Ground Rent:

£200 per annum (payable in two instalments, April & October)

Approximate Age:

2006

Approximate Area:

851 sq ft / 78.9 sq m

Sellers Position:

No forward chain

Heating:

Electric

Windows:

UPVC double glazing

Loft Space:

Fully boarded with connected light

Infant/Junior School:

Norwood Primary School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

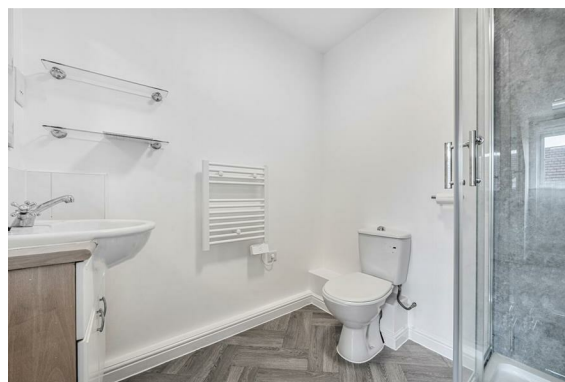
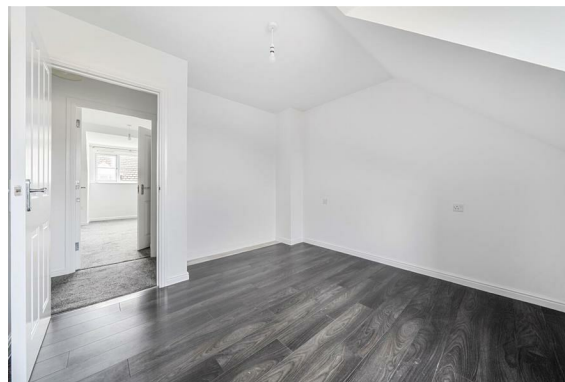
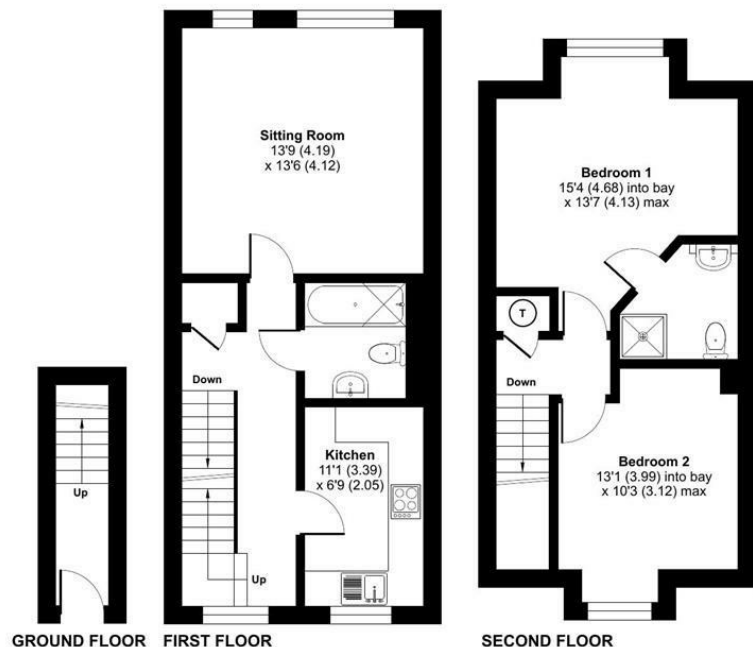
Band B

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 = 36 sq ft / 3.3 sq m
 First Floor = 437 sq ft / 40.5 sq m
 Second Floor = 378 sq ft / 35.1 sq m
 Total = 851 sq ft / 78.9 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
(69-80) C	71	
(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	

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

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.



