



37, Benny Hill Close, , Eastleigh, SO50 5GG
£185,750

A two bedroom first floor apartment on the fringe of Eastleigh town centre, a landscaped development within comfortable walking distance of the town and mainline railway station. Fast access is available to the M27 and M3 and the airport. The property incorporates a higher than usual specification. Communal entrance with entryphone, private hall, spacious & light lounge/dining room with french doors opening to a mock balcony, applianced kitchen, 2 bedrooms, the master en suite and a bathroom. Gas central heating, double glazing, off road parking.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed via a communal entrance with entryphone system. A staircase leads to the first floor landing where a private door opens to the private entrance hall.

ENTRANCE HALLWAY

Double glazed window to the rear aspect, laminate floor covering, wall mounted entry phone, radiator, wall mounted Potterton central heating thermostat, smooth plastered ceiling with two ceiling light point, wired smoke alarm. Power point. A door opens to a useful cupboard housing a hot water tank for the central heating and domestic hot water supply, an adjacent cupboard opens to a useful cloaks cupboard and house the electric fuse box. All internal doors are of a six panelled design with chrome door furniture.

LOUNGE / DINING ROOM 15'9" max x 10'4" max narrowing to 6'10" (4.81 max x 3.16 max narrowing to 2.1)

Pair of double glazed French doors with adjacent full height windows opening onto a Juliette balcony. Two double radiators, provision of power points, television aerial point, Open reach BT telephone point, smooth plastered ceiling and two ceiling light points.



KITCHEN 11'0" x 5'10" max (3.36 x 1.79 max)

The kitchen is fitted with a range of matching coloured fronted cabinets with stainless steel handles. An inset single drainer stainless steel sink unit with a chrome mono bloc mixer tap over. Double glazed window to the rear aspect. Granite effect heat resistant worksurfaces with a range of matching cupboard and drawer base units underneath and wall mounted cupboards over. Complementary tiled splashback, tiled floor. Integrated fan assisted electric oven, four burner gas hob with a concealed extractor hood over. Space and plumbing for an automatic washing machine, space for a tall fridge / freezer. Smooth plastered ceiling, ceiling light point and a provision of power points.



BEDROOM 1 11'1" x 9'6" (3.4 x 2.9)

Double glazed window to the front aspect, radiator, provision of power points, smooth plastered ceiling and a ceiling light point.



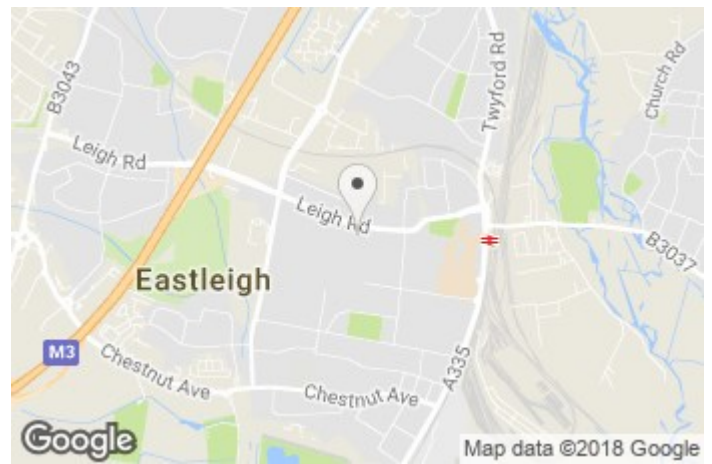
ENSUITE SHOWER ROOM 5'2" x 4'11" (1.6 x 1.5)

Fitted with a three piece white suite comprising corner shower cubicle with a Power max plumbed in shower, close coupled dual flush wc, half recessed wash hand basin set within a vanity unit with mixer tap over and a useful double storage cupboard underneath. Ceramic tiled floor, fully tiled walls, radiator, shavers point. Smooth plastered ceiling, ceiling light point and a Vortice extractor fan.



BEDROOM 2 11'1" x 8'8" (3.39 x 2.65)

Double glazed window to the front aspect, radiator, provision of power points, smooth plastered ceiling and a ceiling light point.



BATHROOM 6'5" x 5'7" (1.96 x 1.71)

Fitted with a three piece white suite comprising panelled bath with chrome hand rail mixer tap and shower attachment over. Shower screen over, close coupled wc, recessed wash hand basin set within a roll edged worksurface with double cupboard and shelving underneath. Complementary tiled splashbacks and tiled to full height around the bath and shower area. Radiator, shavers point, smooth plastered ceiling, ceiling light point and a Vortice extractor fan. Obscure double glazed window to the rear aspect.



BIKE STORE


Coded for access

PARKING

Allocated parking with visitor spaces available.

TENURE

We understand the property is leasehold with a 155 year lease from 1 December 2002. There is a ground rent of £100.00 per 6 months and a maintenance charge of £636.30 per 6 months which includes the building insurance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		