

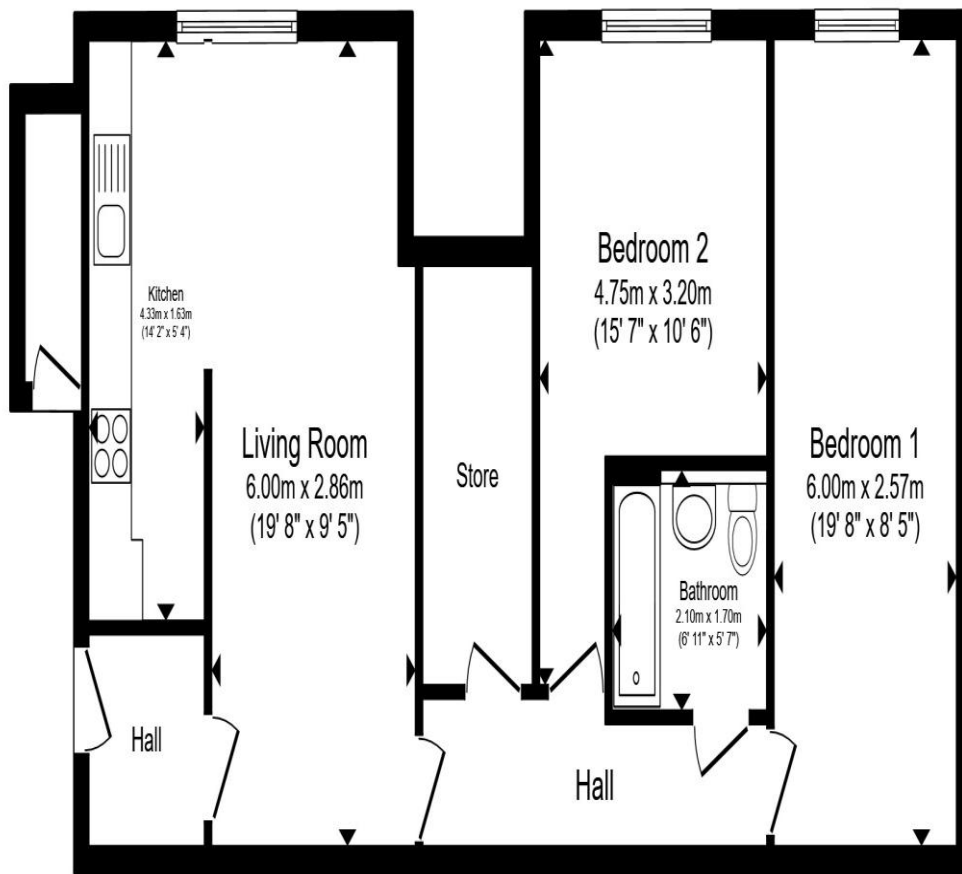


Bakers Crescent, Eastleigh, SO50 9QT

welcome to
Bakers Crescent, Eastleigh

Well-presented two-bedroom ground floor apartment with open-plan living/kitchen, modern bathroom, two double bedrooms, private low-maintenance gated outdoor area, garage, allocated parking, visitor parking, gas central heating, and double glazing. Ideal first home or investment.





Ground Floor

Total floor area 71.5 m² (769 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Garage

19' 6" x 9' 7" (5.94m x 2.92m)

Lounge/Kitchen

19' 8" x 9' 5" (5.99m x 2.87m)

Kitchen/Lounge

14' 7" x 5' 4" (4.45m x 1.63m)

Hallway

Bedroom One

19' 8" x 8' 5" (5.99m x 2.57m)

Bedroom Two

15' 7" x 10' 6" (4.75m x 3.20m)

Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

Outdoor Space

Parking

Outbuildings

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- NO ONWARD CHAIN
- ALLOCATED PARKING
- GARAGE
- PRIVATE OUTDOOR SPACE
- 1.5 YEARS REMAINING ON NHBC

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 359.51
Ground Rent: Ask Agent

Directions to this property:

Fox and Sons Estate Agents Eastleigh
44 Market St, Eastleigh SO50 5RA

Head towards Regal Walk

Turn left onto Wells PI

At the roundabout, take the 1st exit onto Southampton Rd/A335

Continue to follow A335

At the roundabout, take the 1st exit onto Romsey Rd/A335

Continue to follow A335, turn right onto Toynbee Rd

Turn left onto Hawkins Wy, turn left onto Bakers Cres

And your destination will be on the left

Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106982

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ELH106982 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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