



51 Fawn Crescent, Botleigh Lakeside, SO30 2QD

Offers Over £180,000

***TENANT IN SITU* IDEAL INVESTMENT OPPORTUNITY.** An excellently presented 2 bedroom, first floor apartment situated in Botleigh Lakeside which is accessible to Hedge End train station & nearby shops. There is a lounge/dining room, kitchen, two bedrooms and a family bathroom. There is double glazing and gas central heating.

Directions

From our office in Freegrounds Road, Turn right onto St Johns Road - B3033, At traffic signals turn right onto Lower Northam Road (signposted Botley), At Maypole Roundabout take the 1st exit onto Grange Road - A334 (signposted Southampton), At roundabout take the 2nd exit onto Locke Road, come to a mini roundabout and continue straight on into Fawn Crescent the property is indicated by our Richmonds For Sale sign.

Accommodation

Entrance hallway:	Storage cupboard & security entrance phone
Sitting room:	14'9" x 11'8" (4.50m x 3.56m) Feature fireplace
Kitchen:	9'9" x 6'0" (2.97m x 1.83m) Fitted oven & hob with extractor fan, space for fridge freezer, plumbing for washing machine, sink unit & various cupboards
Bathroom:	Bath with shower & splash screen door, wc, wash basin
Bedroom 1:	10'9" x 10'0" (3.28m x 3.05m)
Bedroom 2:	10'2" x 9'8" into recess, extending to 6'9" (3.10m x 2.95m into recess, extending to 2.06m)

Other Information

Tenure:	Leasehold
Lease:	Approximately 171 years
Charges:	Service charge: Approximately £1,200 per annum. Ground Rent: N/a
Heating:	Gas central heating
Windows:	Double glazing
Sellers position:	Tenant in situ

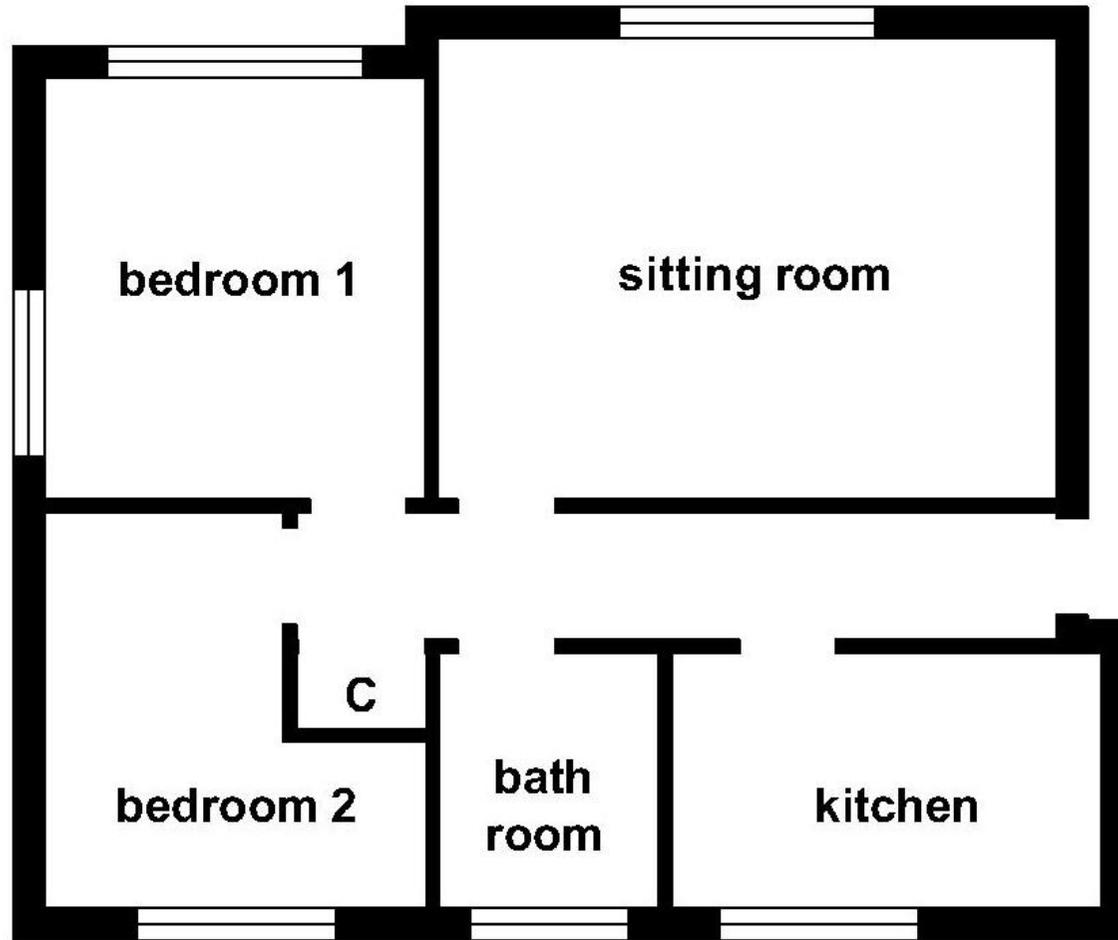
Outside

Front: One allocated parking space and there are visitor bays available

Local Information

Council tax:	Band B
Local Authority:	Eastleigh Borough Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone 01489 789933



**ARROWS SHOW EXTENT OF MEASUREMENTS
SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY**

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 the position 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 Richmonds Property Services Ltd. 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.

