



8, William Panter Court, Eastleigh, SO50 5GL

No Onward Chain £160,000

Located in a well-maintained purpose-built block, this light-filled top floor apartment offers comfortable and contemporary living. The spacious lounge features UPVC glazed double doors that open onto a private balcony, perfect for enjoying the outdoors.

The property boasts a modern fitted kitchen and a clean, white three-piece bathroom suite. Additional features include gas-fired central heating and ample natural light throughout.

Ideal for first-time buyers or investors, this apartment combines practicality with style in a sought-after setting.

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

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The property is accessed via a communal door with security entry phone system. A six panel door of the subject apartment opens to

Entrance Hallway

Smooth plastered ceiling, ceiling light point, access to the roof void. Single panel radiator, power point. Wall mounted security entry phone system.

A six panel opens to an airing cupboard housing the gas boiler, a second six panel door opens to a storage cupboard housing the electric consumer unit.

Lounge / Diner



Kitchen 10'3" x 5'11" (3.13 x 1.81)

The kitchen is fitted with a range of 'Beech effect' fronted, low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner gas hob with a stainless steel extractor hood over. Undercounter electric fan assisted oven. Space and plumbing for an automatic washing machine, space for a tall fridge / freezer.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, linoleum floor covering.



Lounge Area 12'2" x 11'4" max (3.72 x 3.46 max)

Smooth plastered ceiling, ceiling light point, double panel radiator, provision of power points. The room centres on a coal effect, electric fire with surround.

A pair of opening upvc double glazed patio doors opening to a balcony enclosed by wrought iron railings.



Dining Area 8'2" x 11'3" max (2.50 x 3.44 max)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, provision of power points.

From here an archway leads through to the kitchen.



Bedroom 11'6" approx x 10'7" approx (3.53 approx x 3.23 approx)

Smooth plastered ceiling, ceiling light point, two upvc double glazed windows to the front aspect, two double panel radiators, provision of power points.

From here a six panel door opens to the bathroom.



Bathroom 7'11" max x 5'5" (2.43 max x 1.66)

With Jack and Jill access from the bedroom or independently from the entrance hallway.

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with ceramic glazed splashback tiling, close coupled wc with dual push flush, panelled bath with a glass and chrome shower screen over, mono bloc mixer tap and thermostatic shower valves within.

Smooth plastered ceiling, ceiling light point, extractor fan, linoleum floor covering and single panel radiator.



Parking

Allocated space conveyed with the apartment, with visitor bays available.

Tenure

We understand that the property is leasehold with a 155 year lease from 2004 (134 years remaining).

A maintenance charge (£1660.00 (annual)) With £150.00 ground rent (annual)

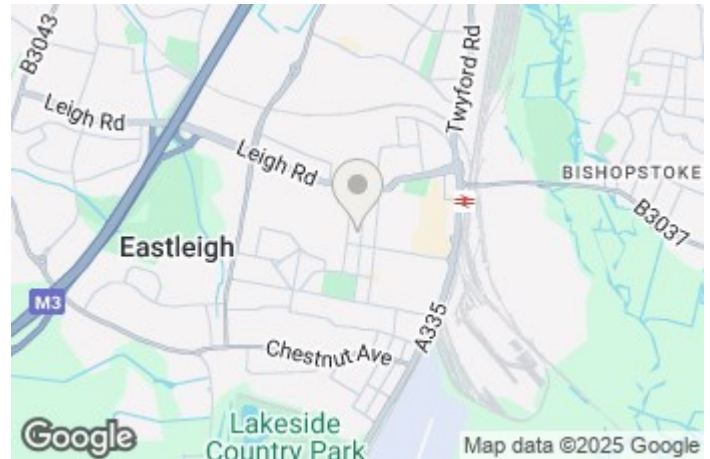
These details must then be confirmed by the vendor's solicitor and verified by a buyer's solicitor.

Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in

advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase

Council Tax Band B





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	