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HERE TO GET *you* THERE

Station Road

Netley Abbey, SO31 5JA

£1,200 Per Month

2 2 1

A wonderful opportunity to let this spacious 1st floor apartment situated in a quiet private development with easy access to shops and amenities. This well appointed property comprises two double bedrooms with en shower room to master, bathroom, fitted kitchen and living room with patio doors leading to balcony with views over playing field. Further benefits include a garage and parking. Available now.

FRONT APPROACH
Brick built Garage with roll up door and parking, security intercom, lift to all floors.

ENTRANCE HALL
Intercom entry phone system, coving to ceiling, radiator, fitted carpet, door to airing cupboard housing, hot water tank, door to storage cupboard with additional shelving and fuse box.

LIVING ROOM 15'7" x 11'8" (4.75 x 3.56)
Coving to ceiling, electric fireplace with set in and marble surround, radiator, fitted carpet, telephone point, TV point, double glazed sliding patio doors to rear balcony overlooking playing field, double door to:

KITCHEN 12'4" x 6'3" (3.76 x 1.90)
Fitted with a matching range of base and eye level units and drawers with worktop space over, under-lighting and drawers, 1 1/2 bowl sink unit with single drainer and mixer tap over, plumbing for washing machine, space for fridge/freezer, built-in oven, four ring halogen hob with pull out extractor hood over, ceramic tiled flooring.

MASTER BEDROOM 11'7" x 6'9" (3.53 x 2.06)
Double glazed window to rear aspect, coving to ceiling, telephone point, built-in double wardrobes with hanging rails and shelving, tv point, radiator, fitted carpet, door to:

EN-SUITE SHOWER ROOM
Fitted with three piece suite comprising recessed tiled double shower enclosure with shower over and folding glass screen, pedestal wash hand basin with tiled surround, close coupled WC and extractor fan, radiator, fitted carpet, recessed ceiling spotlights.

BEDROOM 2 12'0"max x 9'1" (3.66max x 2.77)
Double glazed window to rear aspect, coving to ceiling, radiator, fitted carpet, telephone point, tv point, door to boiler cupboard, housing wall mounted boiler and additional shelving, built in wardrobe.

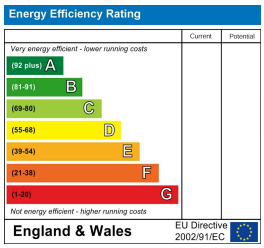
BATHROOM
Fitted with three piece suite comprising panelled bath with shower over and mixer tap, pedestal wash hand basin and low level WC, tiled surround, extractor fan, radiator, tiled flooring, coving to ceiling.

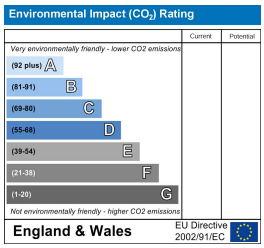
BALCONY
Wooden balcony with metal balustrades, stunning views over playing field.

Area Map

Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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