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Conduct Gardens, Eastleigh, Hampshire, SO50 9QG









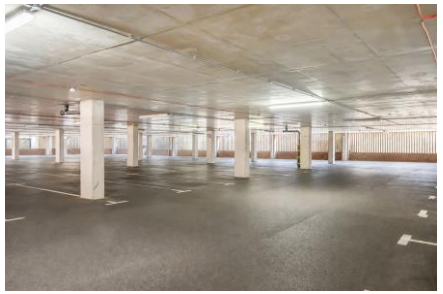


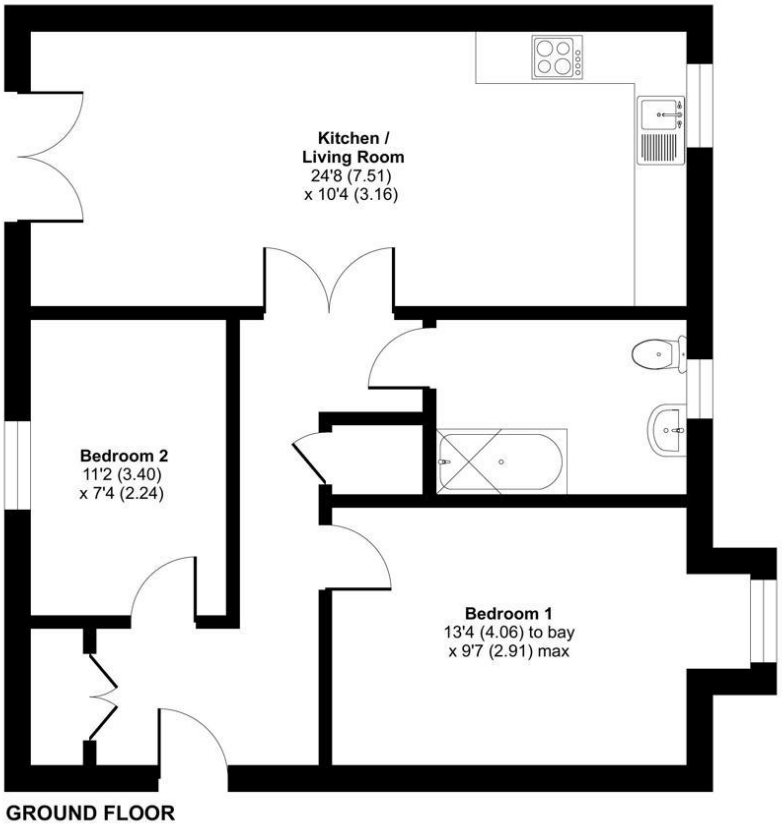
ACCOMMODATION

Situated within a modern and popular residential development in Eastleigh, this well-presented two-bedroom first-floor apartment offers spacious and well-balanced accommodation, making it an excellent opportunity for first-time buyers, professionals and investors alike. Built approximately 12 years ago, the property benefits from a contemporary layout together with communal undercroft parking. Upon entering the apartment, a welcoming entrance hall provides access to all principal rooms. The standout feature of the home is the impressive open-plan kitchen, dining and living space, creating a bright and sociable environment ideal for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, providing ample worktop and storage space, while the adjoining dining and living areas offer plenty of room for both a dining table and comfortable seating. The living area enjoys a pleasant outlook towards the rear communal gardens, providing a more attractive and open aspect. Both bedrooms are particularly well proportioned and comfortably accommodate double beds, making the apartment equally suitable for a couple, small family or those requiring a dedicated guest room or home office. The accommodation is completed by a well-appointed family bathroom. Externally, residents benefit from attractive communal areas surrounding the development, together with the significant advantage of communal undercroft parking, providing convenient covered parking away from the road.

Approximate Area = 690 sq ft / 64.1 sq m

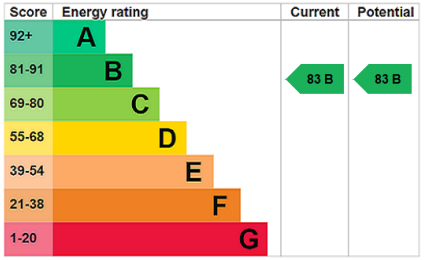
For identification only - Not to scale





GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1508233



Scan the QR code to find out more information about this property.

SITUATION

Situated in the popular area of Eastleigh, Conduct Gardens offers convenient access to the town centre, local amenities, schools and transport links. Eastleigh railway station provides excellent connections to Southampton, Winchester and London, while the M3 and M27 motorways are also within easy reach.



SPECIFICATION

- Two-Bedroom First-Floor Apartment
- Modern Development Built Approximately 12 Years Ago
- Spacious Open-Plan Kitchen, Dining & Living Area
- Two Generous Double Bedrooms
- Pleasant Outlook Over the Rear Communal Gardens
- Communal Undercroft Parking

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band B

OFFERS IN EXCESS OF £190,000

TENURE

Leasehold: 125 Years (1st January 2014)
Unexpired Years: 113
Annual Ground Rent: £250
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £ 2,424
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.
Agents Note: Where this property is subject to estate management, service, and/or ground rent charges, an administrative fee may be payable to the management company to transfer these charges into the buyer's name upon completion.

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance