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Conduct Gardens, Eastleigh, Hampshire, SO50 9QG











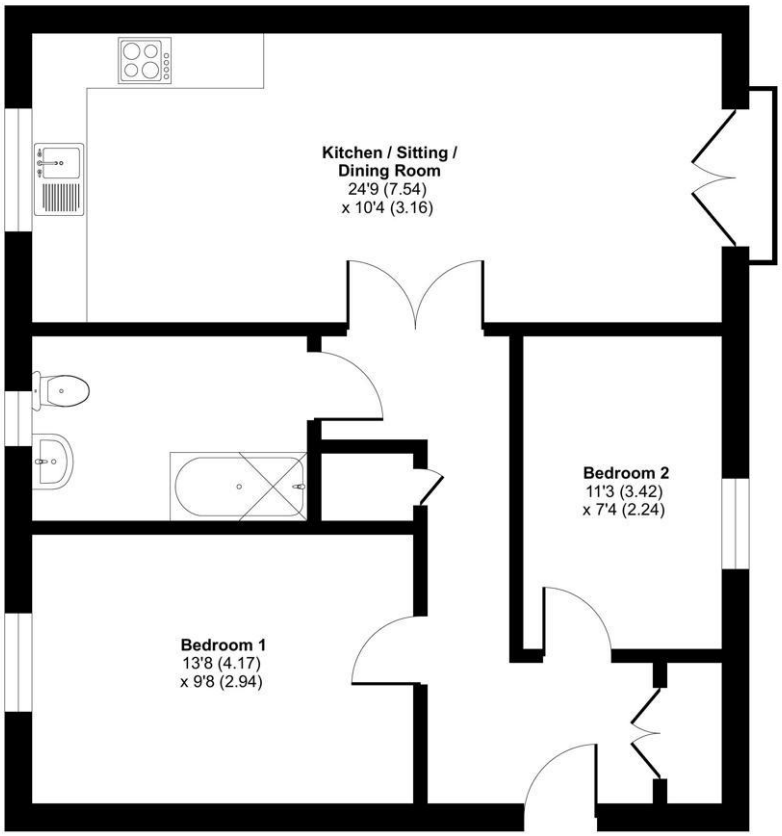
ACCOMMODATION

Situated on the top floor of a modern and popular residential development, this well-presented two-bedroom apartment offers bright, spacious and well-balanced accommodation, making it an excellent opportunity for first-time buyers, professionals and investors alike. The property also benefits from the significant advantage of communal undercroft parking, providing convenient covered parking within the development. Upon entering the apartment, a welcoming entrance hall provides access to all principal rooms, together with useful storage. The standout feature of the home is the impressive open-plan kitchen, dining and living space, creating a sociable setting that works equally well for 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 area comfortably accommodates a table and chairs. The living area provides plenty of room for comfortable seating, with French doors allowing an abundance of natural light into the room and providing an attractive outlook across the surrounding development. Both bedrooms are well proportioned, with the principal bedroom providing generous space for a double bed and additional bedroom furniture. The second bedroom offers excellent versatility and is currently arranged as a home office, although it would work equally well as a guest bedroom or additional double bedroom. The accommodation is completed by a well-appointed family bathroom, while the elevated top-floor position provides an excellent degree of privacy. Externally, residents benefit from communal areas surrounding the development, together with the convenience of communal undercroft parking. Combining modern accommodation, two good-sized bedrooms and an excellent open-plan living space, the property represents an ideal first purchase, investment or convenient home for those looking to be within easy reach of central Eastleigh.

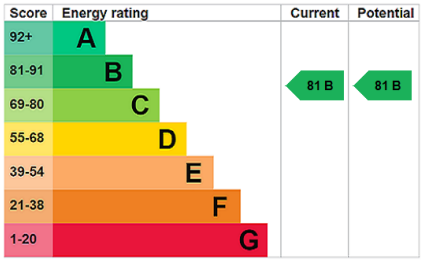
Approximate Area = 683 sq ft / 63.4 sq m

For identification only - Not to scale





SECOND 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: 1514953

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

SITUATION

Eastleigh is a small town which lies on the River Itchen between Winchester and Southampton. It has a good range of shops as well as leisure and entertainment facilities and is ideally located to provide convenient access to Winchester and Southampton which have a more comprehensive range of shops. There is a railway station giving access to London Waterloo, Winchester and Southampton. Southampton Airport and Parkway are nearby. Communications are excellent with the M3 and M27 within easy reach.



SPECIFICATION

- Modern Two-Bedroom Top-Floor Apartment
- Impressive Open-Plan Kitchen, Dining & Living Space
- Two Well-Proportioned Bedrooms
- Communal Undercroft Parking
- Bright & Well-Presented Accommodation Throughout
- Convenient Location Close to Eastleigh Town Centre & Transport Links

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band B

GUIDE PRICE £200,000

TENURE

Leasehold
Unexpired Years: 112
Annual Ground Rent: £250
Ground Rent Increase: N/A
Ground Rent Review Period: April
Annual Service: £2,400
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

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