



Simpkins Court 241 Hursley Road, Eastleigh, SO53 1AL

Offers in excess of £195,000

**** ATTENTION INVESTORS AND CHAIN FREE BUYERS ****

This beautifully presented first-floor apartment offers generous living space, natural light, and a highly convenient location in the sought-after town of Eastleigh, perfectly positioned between Southampton and Winchester.

Set within a well-maintained development of similar properties, the apartment features a modern fitted kitchen with ample worktop space and storage, ideal for everyday cooking and entertaining. The spacious L-shaped lounge/diner provides a versatile living area, enhanced by French doors that open onto a private balcony—perfect for relaxing or enjoying fresh air.

The property boasts two well-proportioned bedrooms, including a comfortable master bedroom complete with its own en-suite shower room. A stylish family bathroom, along with additional storage throughout, adds to the practicality and appeal of this home.

Location

This property benefits from excellent transport links, with easy access to the M3 and M27, making it ideal for commuters. Eastleigh also offers a wide range of local amenities, well-regarded schools, and leisure facilities, making it a popular and convenient place to live.

Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: 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.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: 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 reports before finalising their offer to purchase.
5. 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 GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

130 years remaining on the lease
Ground rent: £180 per annum
Maintenance charge: £2440 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

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		



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