



BRITISH PROPERTY AWARDS

2017, 2018, 2019,
2021, 2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN TOTTON



FLAT 3, HAWKERS CLOSE

| TOTTON | SOUTHAMPTON |

| SO40 3GG |

PRICE GUIDE: £165,000

Hamwic Independent Estate Agents are pleased to present this well maintained one-bedroom ground floor flat, ideally positioned at the end of the popular Hawkers Close development, built around 2004. Perfect for first-time buyers, the property offers off-road allocated parking, gas central heating, double glazed windows and is offered with no forward chain. A fantastic opportunity to take your first step onto the property ladder. We highly recommend an internal viewing.



| GROUND FLOOR FLAT | DOUBLE BEDROOM

| SPACIOUS LOUNGE – DINING ROOM |

SEPARATE KITCHEN | DOUBLE GLAZING |

| GAS CENTRAL HEATING | DESIRABLE

LOCATION | IDEAL FOR FIRST TIME BUYERS |

| ALLOCATED OFF ROAD PARKING |

| NO FORWARD CHAIN |



Front – open to the front, mainly laid to lawn, allocated off road parking space, bike store, communal gardens, communal front door with security intercom system and opening into the communal hallway. Flat 3, can be found on the ground floor on the right.

Entrance Hall – textured ceiling, storage cupboard housing electric fuse board and gas combi boiler, radiator, LVT flooring and doors to;

Bedroom – textured ceiling, double glazed window to the front aspect, radiator, built in wardrobe and carpet fitted.

Bathroom – textured ceiling, low level WC, wash basin, enclosed bath with shower screen and mixer shower above, LVT flooring. Radiator. Part tiled surrounds.

Lounge – textured ceiling, dual aspect double glazed windows, radiator x 2, carpet fitted and door into;

Kitchen – textured ceiling, vinyl flooring and double glazed window. Work surfaces with units to the base level with further matching eye level units, Integrated gas hob, electric oven beneath, sink unit, space and plumbing for washing machine and standing fridge/freezer. Part tiled surrounds.

Tenure: Leasehold

99 years from 2004 – 77 Remaining

Charges: Approx £65 p/mth including buildings insurance

Council Tax Band: A - NFDC

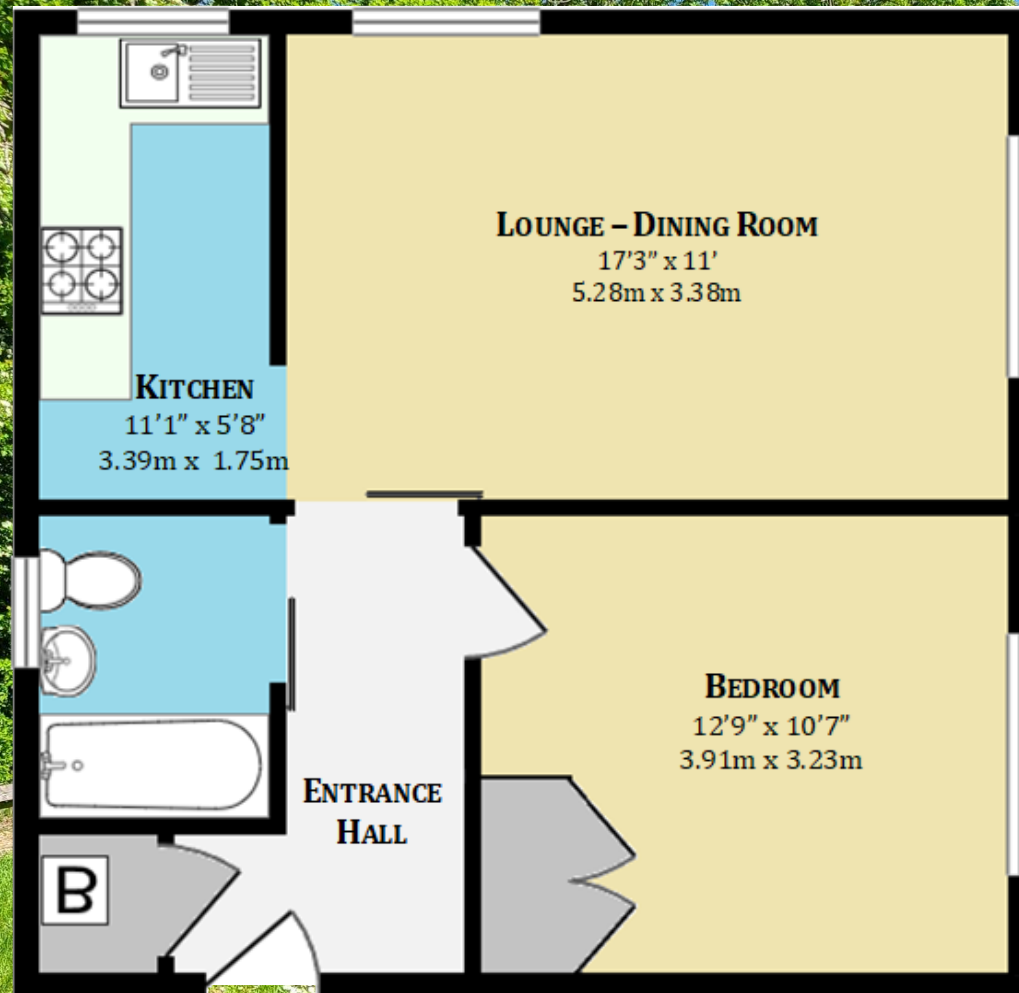
Mains: Electricity, Gas, Water and Drainage

Heating: Gas Central Heating

Construction: Brick elevations under a tiled roof

Broadband: Ultra-Fast broadband up to 1000 Mbps available. (Ofcom)





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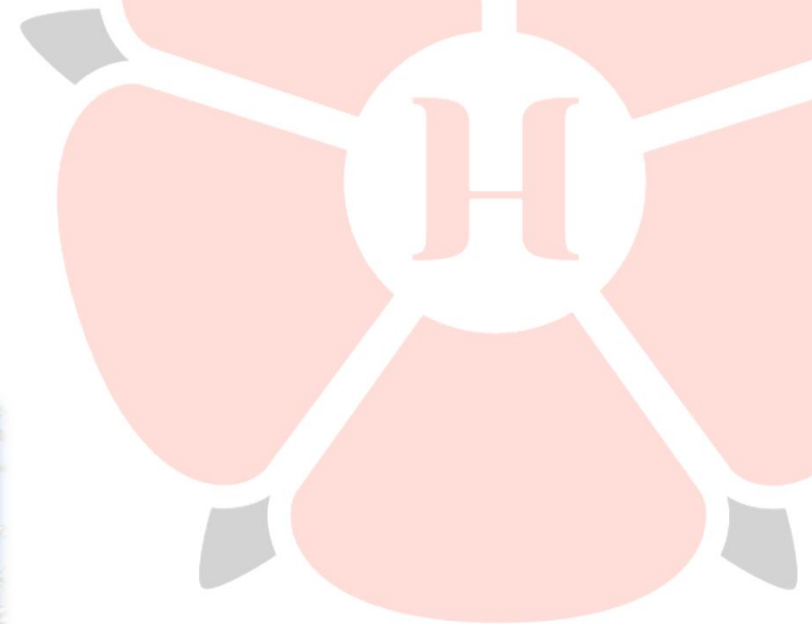
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...a coincidence
"Not all estate agents are the same!"

EPC TO FOLLOW



VIEWING ARRANGEMENTS ~ BY APPOINTMENT ONLY

HAMWIC INDEPENDENT ESTATE AGENTS LTD ~ 3 – 4 SOUTH PARADE ~ SALISBURY ROAD ~ SOUTHAMPTON ~ SO40 3PY ~

TEL No: 02380 663999 ~ EMAIL: ENQUIRIES@HAMWICESTATEAGENTS.CO.UK

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.

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.

Measurements: These approximate room sizes are only intended as a general guidance. You must verify the dimensions carefully before ordering carpets or any built-in-furniture.

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.

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