



**Rosebery Avenue**

Hythe, Southampton, SO45 3GY

**1 Bedroom garden flat  
Share of Freehold**

**£169,995 Leasehold**







## 75a Rosebery Avenue, Hythe, Southampton, SO45 3GY

### Description

- One bedroom apartment
- Modern kitchen with oven, hob, hood
- Double bedroom
- Double glazing
- Private driveway for 3 x cars
- Excellent Buy-to-let
- Built in 2009
- Modern bathroom with shower
- Gas central heating
- Private garden with shed
- EPC rating: C
- PROPERTY REFERENCE: 1741

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings and Landlord Sales for expert advice and assistance.

A modern ground floor apartment built in 2009 with modern kitchen and bathroom. Private driveway with parking for 3 x cars and enclosed, private garden. 50% share of Freehold and offered either as a buy-to-let or an attractive private residence.

**Tenure:** 50% share of Freehold. 125 year lease from 14/10/2010.

**Agents notes:** An annual charge, currently £75, is paid to Butts Ash Woods Residents Association Ltd in respect of the upkeep of local grass verges, etc.

The property is subject to an Assured Shorthold Tenancy agreement, the fixed term of which ends after 26 May 2024, after which 2 x months' notice is required to obtain vacant possession. For investor buyers looking to retain the incumbent tenant, please contact us for an information pack.

**EPC rating:** 'C'.

**Council Tax:** Band 'A'. New Forest District Council (Hythe & Dibden) £1,487.15 for year 2024 / 2025.

### Locality: Hythe & Dibben

The village of Hythe can be found to the West of Southampton, about 8 miles by road, nestled between the edge of The New Forest and Southampton Water. It's a bustling place to explore, with wide variety of individual shops, that you simply don't find on the High Street these days, together with an abundance of eateries and traffic-free precincts. The waterfront offers spectacular views towards Southampton, with Hythe's historic pier offering a ferry link to and from the City centre every half-hour or so.

**Directions:** Starting from our offices in Totton, SO40 3SG. Total : 7.7 miles (16mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto Rose Road. (0.1 miles)
9. Turn right onto Bartram Road. (0.04 miles)
10. Turn left onto Totton Bypass/A35. (0.2 miles)
11. Enter the roundabout and take the 1st exit onto Marchwood Bypass/A326. (3.7 miles)
12. Enter the roundabout and take the 1st exit onto Main Road. (2.1 miles)
13. Bear right onto Southampton Road. (0.1 miles)
14. Turn left onto Deerleap way. (0.3 miles)
15. Your destination is on the right. (0.00 miles)

**Hours of business:** We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

#### **When is stamp duty paid?**

When buying a property over a certain price, stamp duty is payable to the HMRC 14 days from the date of completion or you may risk a fine. Your solicitor or legal adviser should take care of this for you and ensure you don't miss the deadline. Some buyers prefer to add on the stamp duty tax amount to their mortgage loan. Please speak to your mortgage provider.

Stamp Duty Land Tax (SDLT) is a progressive tax paid when purchasing a freehold, leasehold or shared ownership residential property over £250,000 in England and Northern Ireland (separate taxes apply in Wales and Scotland).

Different SDLT rates and thresholds apply to non-residential property or mixed use land. The rates, which are payable only on the PORTION of a property price that falls within each band, were updated in the mini-Budget on 23 September 2022 and are set out below.

#### **How much stamp duty will I have to pay when buying a residential property?**

##### **PURCHASE PRICE RATE ON MAIN RESIDENCE RATE FOR ADDITIONAL PROPERTIES**

Up to £250,000 0% 3%  
(£425,000 for first-time buyers)  
£250,001 - £925,000 5% 8%  
£925,001 - £1,500,000 10% 13%  
£1,500,001 + 12% 15%

**A bit about us:** Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve. If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.





## Accommodation Comprises:

### Communal Entrance

Shared with just one other flat. Private front door to:

### Kitchen / Living Area : 12.01' x 18.01' (3.66m x 5.49m)

Open plan Living area with large windows to make a bright and airy room, double built-in cloak cupboard. The Kitchen comprises modern eye and base level storage units, electric oven, gas hob and extractor hood.

### Bedroom : 12.66' x 9.22' (3.86m x 2.81m)

Double bedroom with outlook onto private garden and woodland.

### Bathroom : 8.86' x 5.91' (2.70m x 1.80m)

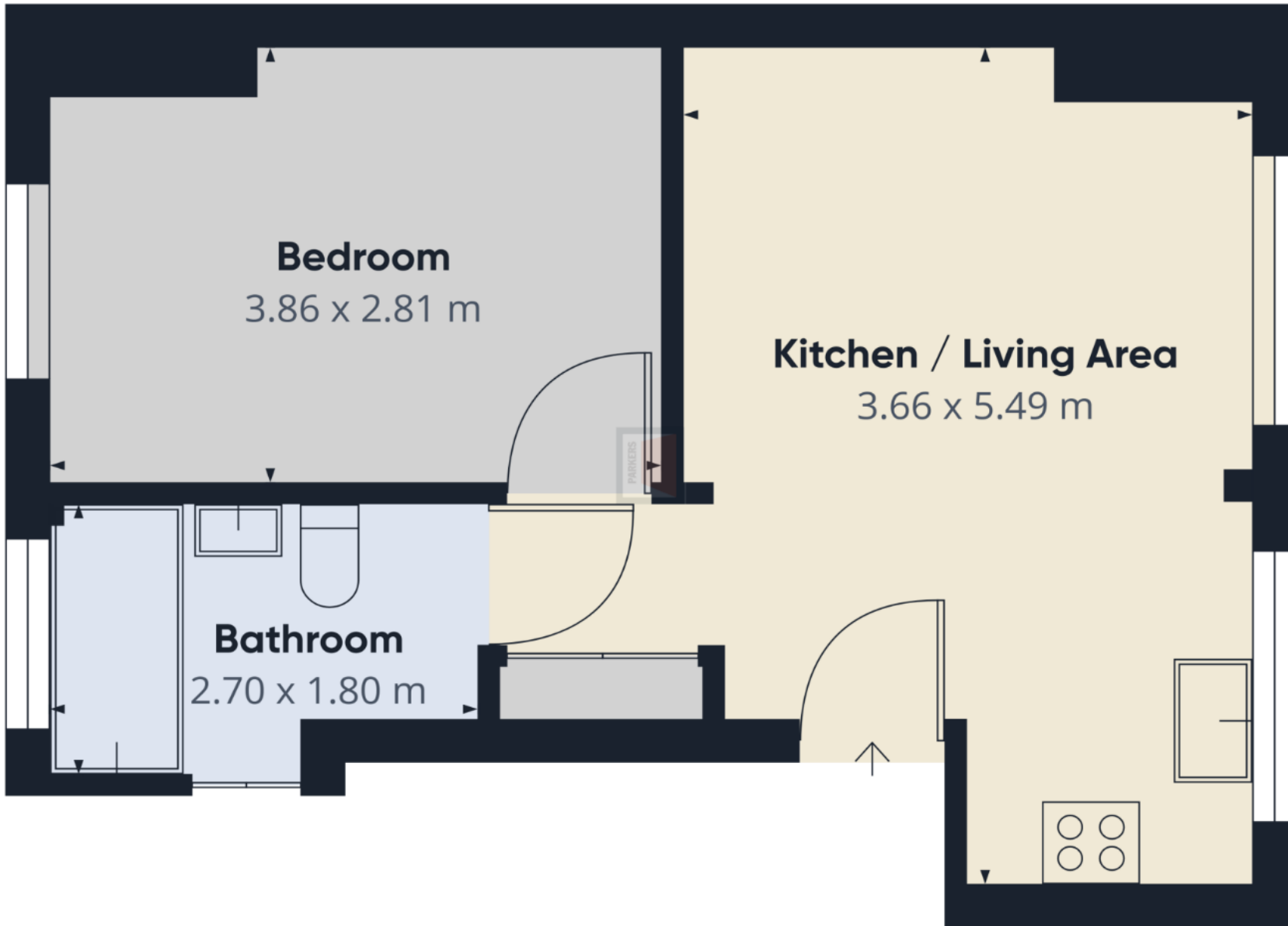
Modern white-coloured bathroom suite comprising square 'P' shaped bath with shower over and glass screen, basin with vanity cupboard underneath, low level WC. Built-in cupboard with space and plumbing for washing machine and space and vent for tumble drier.

### External

Rear garden, private rear garden laid to shingle, rotary washing line and good-sized shed to remain. Surrounded by woodland.

Parking, private driveway to the front of the property for 3 x cars





Approximate total area<sup>(1)</sup>  
35.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Certificate Number : 4437-9529-9309-0427-2226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4437-9529-9309-0427-2226>



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THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.