

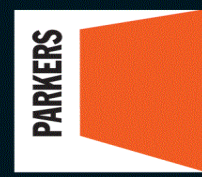


Boakes Place

Ashurst, Southampton

**3 Bedrooms in
exclusive development**

£290,000 Leasehold





Flat 11 Boakes Place, Ashurst, Southampton, SO40 7FF

Description

- 3 bedrooms
- Superb presentation
- Re-fitted kitchen
- Parking and carport
- Gas Central Heating
- PROPERTY REFERENCE: 1766
- Sought-after village
- 2 Bathrooms
- Juliette balcony
- Double glazing
- EPC Rating: C

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

A very well appointed and beautifully maintained 3-bedroom property in a sought-after village location, convenient for most everyday amenities including shops, buses and mainline railway station.

The accommodation is flexible in use, and all rooms are of a very good size. Of particular mention is the attractive, spacious living room with vaulted ceiling and Juliette balcony, perfect for the more clement months.

The grounds of the development are well-maintained and there is private parking for two cars, one of which is under a carport.

Agents notes: The property is currently rented and being sold with vacant possession with 2 x months' notice required from 19 June 2024. For investor purchasers, information is available on application to this office.

Tenure: Leasehold. 999 year lease extension applied for, expected to be completed before sale. Currently subject to a 125 year lease from 1992. (approx. 93 years remaining). Service charge £1140 per annum. Ground rent £1.00 per annum.

EPC rating: 'D'.

Council Tax: Band 'D'. New Forest District Council (Totton & Eling Area) 2138.87 for year 2024 / 2025.

Locality: Ashurst

Nestling on the edge of The New Forest National Park is the parish of Ashurst and Colbury. Very much with a village feel, with several shops, a variety of eateries and with its own railway station on the Weymouth to Waterloo line. There are two schools in Ashurst, Foxhills Infant and Foxhills Junior, with Hounslow secondary school about a mile away. The annual summer fete is a popular event, and there is much else to do all year round, including the nearby New Forest Wildlife Park and Longdown Dairy Farm.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 2.9 miles (9mins)

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 2nd exit onto Spicer's Hill/A35. (0.2 miles)
12. Keep right to take Main Road/A35. (0.6 miles)
13. Enter the roundabout and take the 1st exit onto Hunters Hill/A35. (0.7 miles)
14. Turn right onto Boakes Place. (0.01 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:

Entrance Hallway

With stairs to the first floor landing.

Living Room : 20.67' x 12.99' (6.30m x 3.96m)

Attractive electric fire suite, vaulted ceiling, Juliette balcony.

Kitchen : 10.76' x 8.83' (3.28m x 2.69m)

Modern re-fitted to a very high standard, with oven, hob, extractor and freezer to remain. Concealed gas-fired boiler.

Bedroom 2 / Dining Room : 13.91' x 8.99' (4.24m x 2.74m)

Good size room. Comfortable bedroom or convenient dining room.

Bedroom 3 : 10.76' x 10.07' (3.28m x 3.07m)

With large fitted wardrobes. Attractive porthole-style window.

Bathroom

Modern 3-piece coloured suite.

Stairs To 2nd Floor

Bedroom 1 : 12.99' x 11.52' (3.96m x 3.51m)

Attractive galleried double bedroom.

Dressing Room

With extensive built-in clothes storage. Access to loft void.

En-suite Shower Room

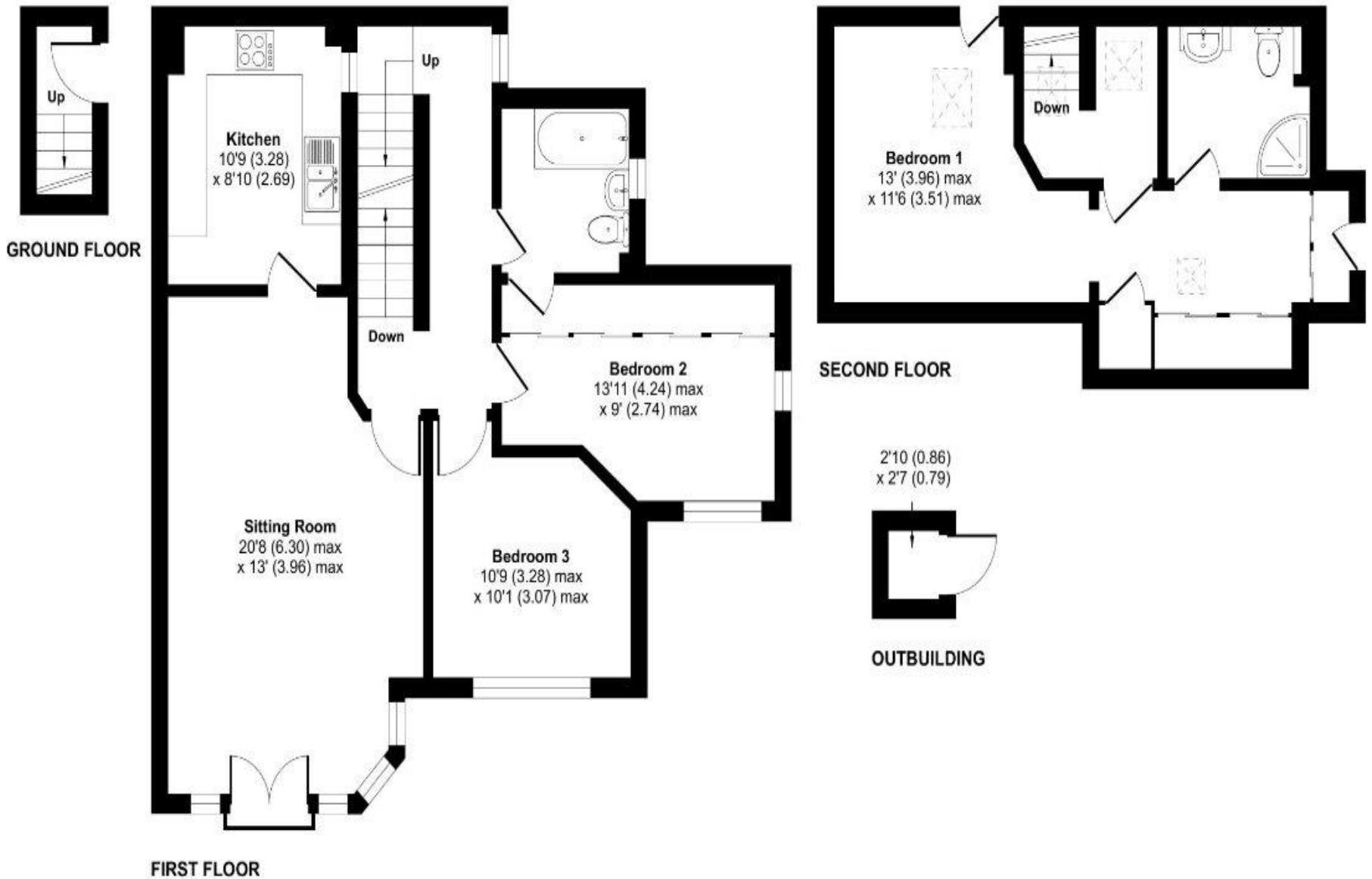
Modern suite with decent power shower.

External

Private off-road parking for two cars is provided, one of which is under the carport. Please note that no commercial vehicles are permitted, including sign-written private vehicles, such as taxis. Private, lockable storage cupboard. Attractive maintained grounds surround the property.







PARKERS

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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.