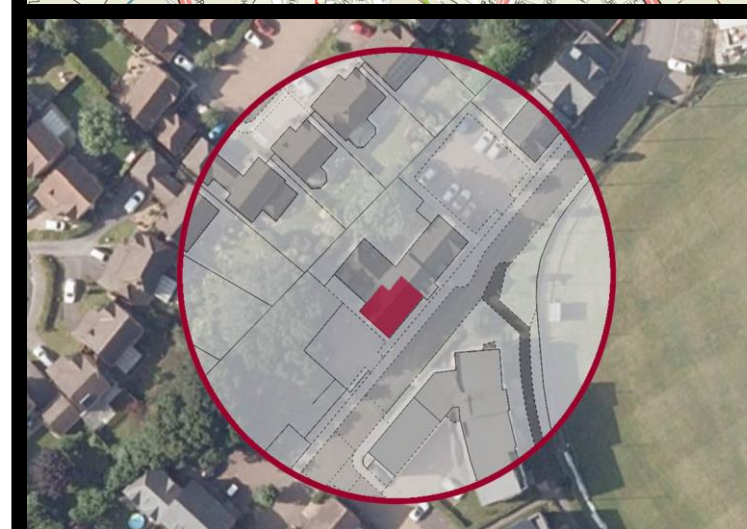
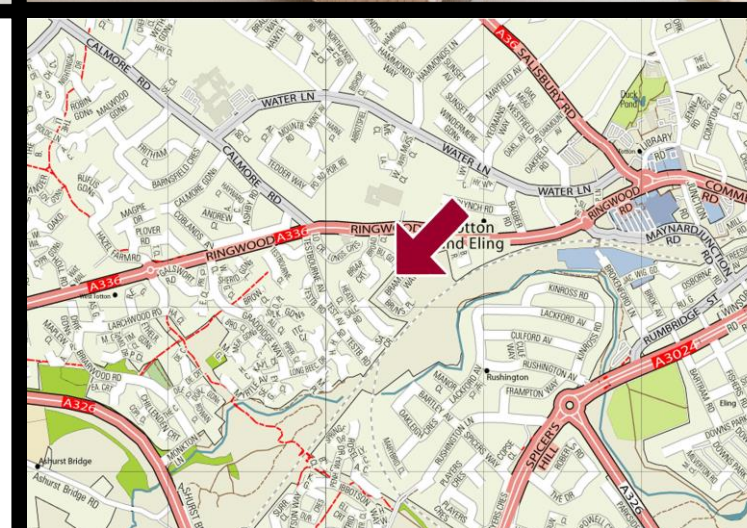
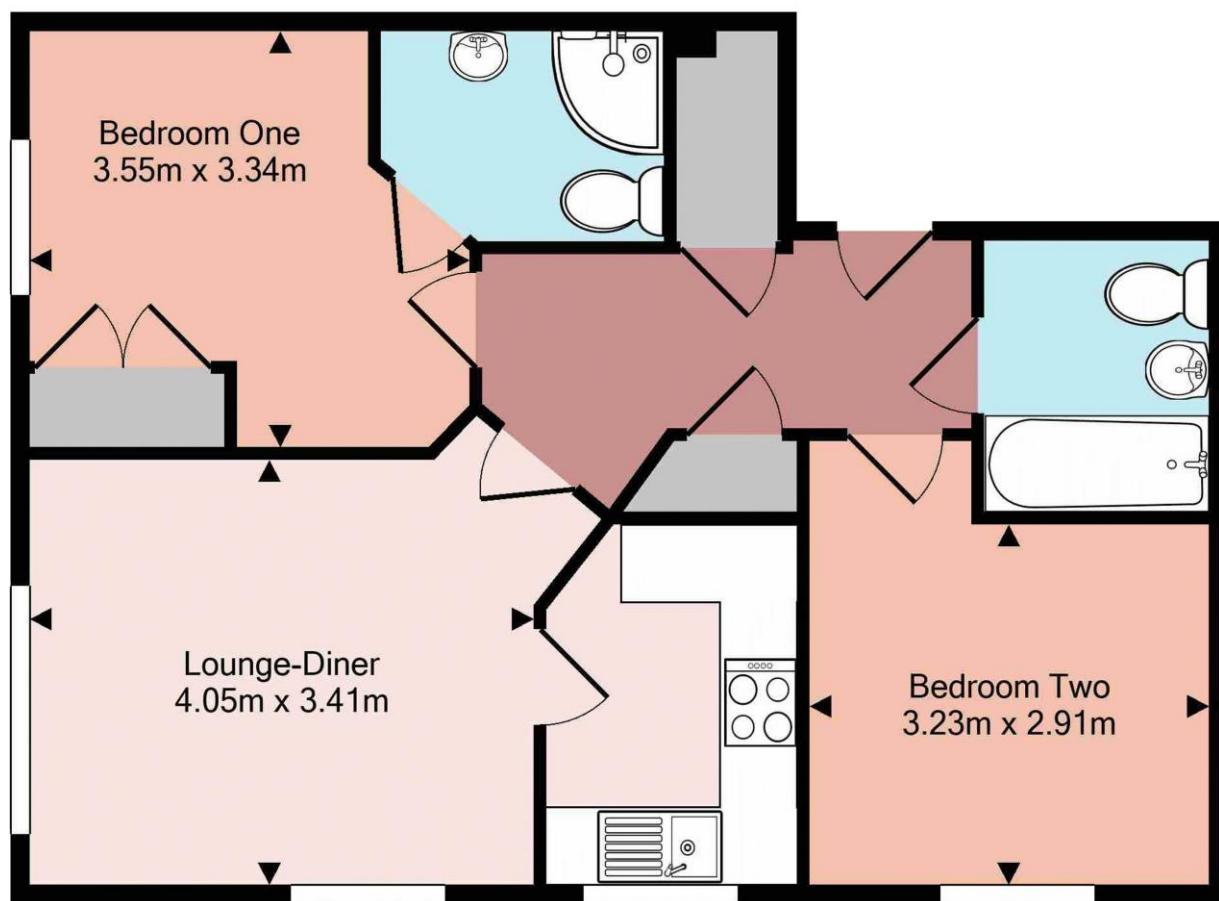




Totton

Offers in Excess of £220,000

brantons



Accommodation

Lounge-Diner 11' 2" x 13' 3" (3.41m x 4.05m)

Kitchen 9' 7" x 6' 9" (2.91m x 2.05m)

Bedroom One 10' 11" x 11' 8" (3.34m x 3.55m) Maximum

En-suite 5' 8" x 7' 7" (1.73m x 2.30m)

Bedroom Two 9' 7" x 10' 7" (2.91m x 3.23m)

Bathroom 7' 4" x 6' 2" (2.23m x 1.89m)

Property

As sole agents, Brantons Independent Estate Agents are proud to offer for sale, this surprisingly spacious purpose built ground floor apartment constructed in 2011 by reputable builders Linden Homes.

The accommodation is comprised of two double bedrooms with the master benefiting from en-suite facilities, lounge-diner with dual aspect windows, fitted kitchen and a family sized bathroom. Additional features of the property include allocated parking and the use of a communal garden. An internal inspection will be essential to fully appreciate the location and accommodation on offer.

Features

- Modern Purpose Built Ground Floor Apartment
- Two Double Bedrooms
- Lounge-Diner
- Kitchen With Integral Appliances
- Bathroom
- En-suite Shower Room
- Allocated Car Parking
- Communal Garden
- Close Proximity To Local Amenities
- High Standard of Decorative Order

Information

Local Authority: New Forest District Council

Council Tax Band: A

Tenure Type: Leasehold

School Catchments

- Infant:** Lydlynch
- Junior:** Abbotswood
- Senior:** Testwood

Distances

Motorway: 1.6 miles

Southampton Airport: 8.9 miles

Southampton City Centre: 5.0 miles

New Forest Park Boundary: 1.1 miles

Train Stations **Ashurst:** 3.7 miles

Totton: 1.0 miles

Directions

- 1) From our office head South on Salisbury Road/A36.
- 2) At the roundabout take the third exit onto Ringwood Road/A336.
- 3) At the next roundabout continue straight across.
- 4) Continue on Ringwood Road for approximately 0.4 miles.
- 5) Take the second left into Southern Gardens and follow the road into Bramtoco Way.
- 6) The property will be found on the right hand side.

Energy Performance

Energy performance certificate (EPC)		
BRAMTOCO WAY TOTTON SOUTHAMPTON SO40 8	Energy rating C	Valid until: 7 July 2031 Certificate number:

Property type: Ground-floor flat

Total floor area: 60 square metres

Rules on letting this property

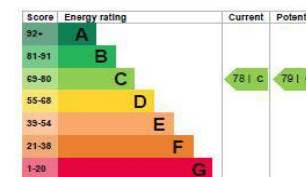
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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 it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. 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 report before finalising their offer to purchase. 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 Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

