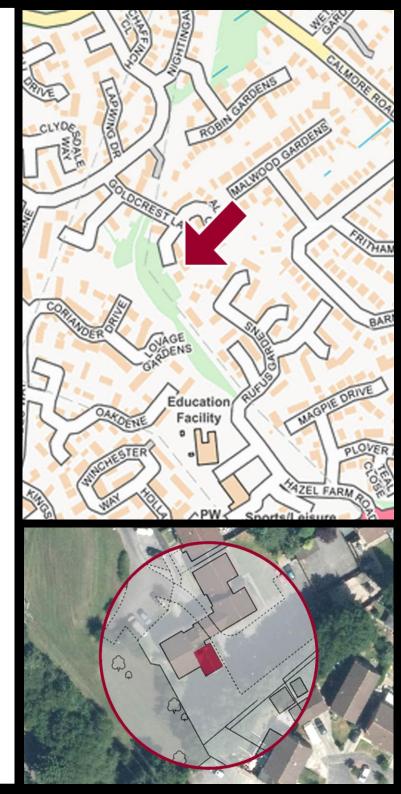


West Totton £115,000

brantons





Accommodation		Directions	
Living Room 14' 9" x 10' 0" (4.49m x 3.04m) Kitchen 9' 4" x 7' 4" (2.85m x 2.24m) Maximum Bathroom 6' 2" x 5' 6" (1.88m x 1.67m)		1) From our office head west on Water Lane. 2) At the end of the road, turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the first left onto Stonechat Drive. 5) Take the fourth left onto Goldcrest Lane. 6) At the end of the road turn right into Alfred Close. The property can be found in the left hand corner.	
Property		Energy Performance	
Situated in the sought after residential area of West Totton, Brantons Independent Estate Agents are pleased to present for sale this refurbished purpose built studio flat. The accommodation comprises of a dual aspect living area, modern kitchen and bathroom. Additional benefits include a communal garden and residents car parking area. The property could be suited to a first time buyer or a 'Buy To Let' investor due to it's excellent rental yield. No forward chain is offered and an internal inspection will be necessary to fully appreciate the location and opportunity		Energy performance certificat Energy performance (EPC)	te (EPC) - Find an energy certificate - GOVUK nce certificate Energy rating
on offer. Features		Valid until	o testo tor
Purpose Built Studio Apartment Allocated Car Parking		Property type	NV N
Living Area With Dual Aspect Windows Excellent First Purchase		Total floor area	N
	cellent 'Buy-To-Let' Investment Opportunity	OV	
	ervice Charge £50 PCM	Rules on letting this property	
Communal Garden 99	99 Year Lease From 01 January 1980 (955 Years Remaining)	Properties can be realed if they have advinergy rating from A to If the property context For G, it could be let, unless an exempt	o E. otion has been registered. You can read <u>guidance for landlords</u>
Information	Distances	on the regulation active emptions (https://www.gov.uk/guidance/o standard.co.ord-go.uc.e).	Jomestic-private-rented-property-minimum-energy-efficiency-
Local Authority: New Forest District Council	Motorway: 2.3 miles	Energy dicient rating for this property	
Council Tax Band: A	Southampton Airport: 10.2 miles	See how to improve this property's energy performance.	
Tenure Type: Leasehold	Southampton City Centre: 6.9 miles		
School Catchments Infant: N/A	New Forest Park Boundary: 0.7 miles		
Junior: N/A	Train Stations Ashurst: 3.3 miles		
Senior: N/A	Totton: 2.0 miles	https://find-energy-certificate.cligital.communities.gov.uk/energy-certificate	

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The Property Ombudsman

www.brantons.co.uk

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if here 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 are only intended as general guidence. 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 using or any differ or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons using or any offer or contract.

