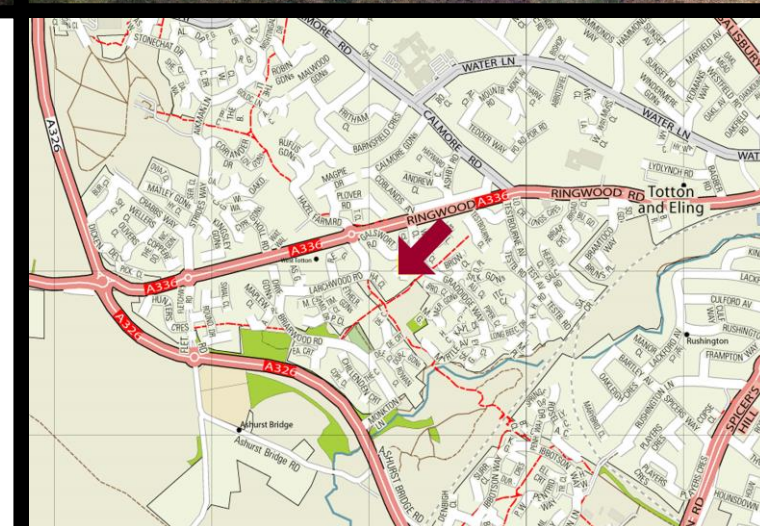
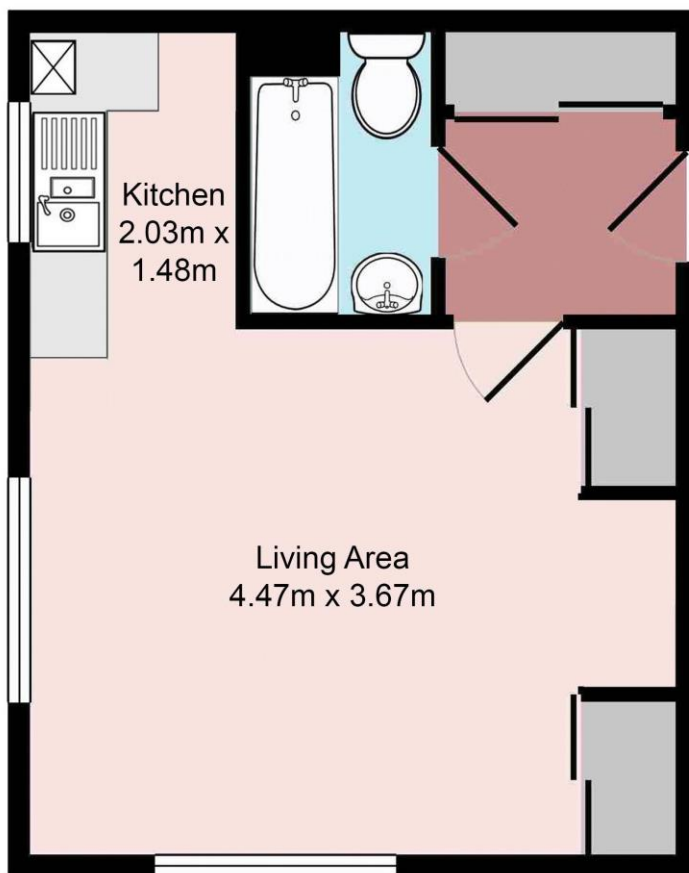




West Totton  
£99,950

**brantons**



## Accommodation

**Hall** 4' 11" x 6' 2" (1.49m x 1.89m) Into Wardrobes

**Living Room** 14' 8" x 12' 0" (4.47m x 3.67m)

**Kitchen** 4' 10" x 6' 8" (1.48m x 2.03m)

**Bathroom** 4' 6" x 6' 6" (1.38m x 1.97m)

## Property

As sole agents, Brantons Independent are proud to offer for sale this purpose built studio flat situated in a quiet cul-de-sac location within the popular residential area of West Totton. The accommodation consists of an open-plan living area and re-fitted kitchen. The living area benefits from the use of built in wardrobes and dual aspect windows and there is also a modern bathroom.

Additional benefits include no forward chain and allocated car parking as well as the use of outside communal space. Properties of this nature make an ideal first purchase or 'Buy-To-Let' rental investment and as a result of this, Brantons strongly recommend an early viewing to avoid any later disappointment.

## Features

- \*NO FORWARD CHAIN\*
- Purpose Built Studio Flat
- Living Room With Dual Aspect Windows
- Refitted Kitchen
- Built In Wardrobes & Storage
- Modern Bathroom
- Allocated Car Parking Space
- Use Of Communal Garden
- Ideal First Purchase or 'Buy-To-Let' Investment
- Maintenance Charge £60 PA / Service Charge £1,600 PA

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** A

**Tenure Type:** Leasehold

**School Catchments**

Infant:	N/A
Junior:	N/A
Senior:	N/A

## Distances

**Motorway:** 2.2 miles  
**Southampton Airport:** 10.9 miles  
**Southampton City Centre:** 5.4 miles  
**New Forest Park Boundary:** 0.9 miles  
**Train Stations**

Ashurst:	3.4 miles
Totton:	1.6 miles

## Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Continue straight across the next roundabout. 4) Turn left into Graddidge Way. 5) Take the first right into Galsworthy Road. 6) Turn left into Elliot Close. 7) The property will be found on the right hand side.

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

Totton SOUTHAMPTON

Energy rating

Valid until

Certificate number

**EPC PENDING**

**Property type**

**Total floor area**

**Rules on letting this property**

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

If the property is not an EPC, 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-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

**Energy efficiency rating for this property**

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

[www.brantons.co.uk](http://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 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.

