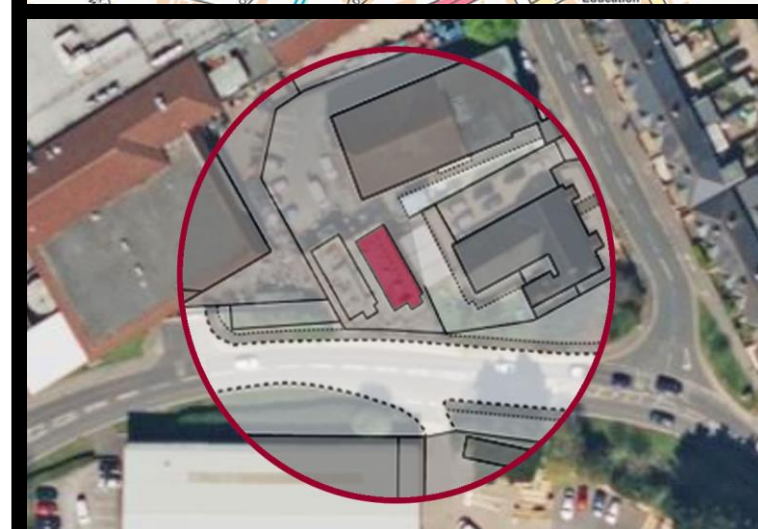
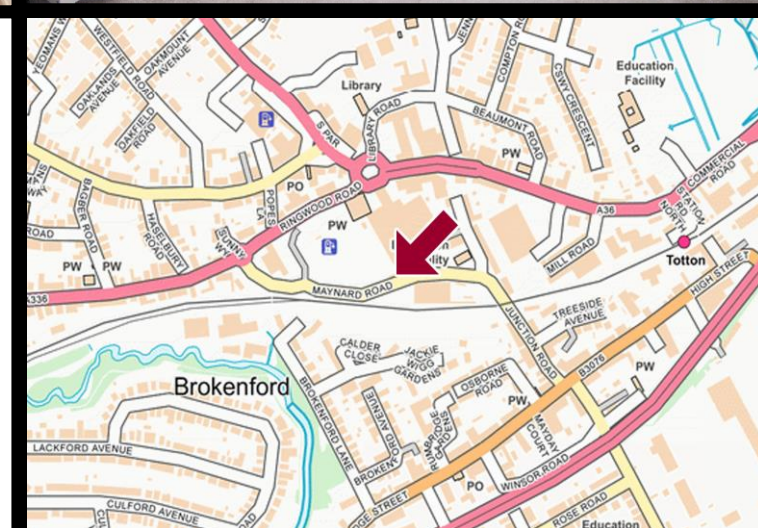
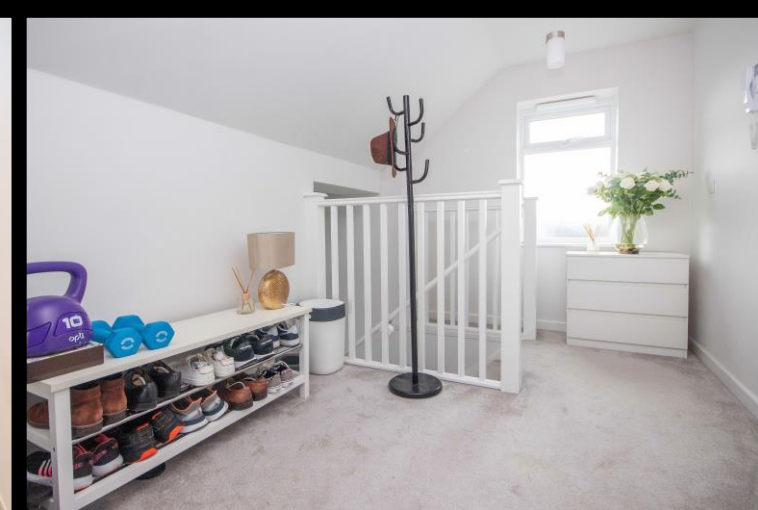




6, Glyn Gables, Maynard Road, Totton, SO40 3HQ  
£240,000

**brantons**



## Accommodation

**Living Room** 21' 5" x 17' 6" (6.54m x 5.34m) Maximum

**Balcony** 3' 11" x 8' 1" (1.20m x 2.46m)

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

**En-suite** 2' 7" x 10' 4" (0.80m x 3.15m)

**Bedroom Two** 7' 3" x 10' 6" (2.20m x 3.20m)

**Bathroom** 4' 9" x 10' 6" (1.45m x 3.19m)

## Property

Constructed circa 2022 by reputable Southampton based developers Roxan Construction, Brantons are pleased to present for sale this top floor apart luxury apartment. The versatile accommodation is comprised of a spacious hallway with storage cupboards, impressive open-plan living area with vaulted ceiling, hi-specification kitchen and French doors leading to a balcony. There are two generously proportioned bedrooms both featuring fitted wardrobes and with the master benefitting from an en-suite shower room. From the hallway is a family sized bathroom.

Additional benefits of the property include allocated car parking and the remainder of a 10 year NHBC warrantee. The location offers easy access to amenities including shops, schools and transport links including a mainline rail station. To fully appreciate the location and accommodation on offer, an early internal inspection will be a must.

## Features

- Second Floor Apartment Constructed 2022
- Two Bedrooms With Built-In Wardrobes
- Spacious Open-Plan Living Area With Balcony
- Family Bathroom & En-suite to Master
- Ample Storage Cupboard
- Allocated Parking to Rear
- Convenient Location Close to Shops & Transport Links
- Ideal First Purchase or Rental Investment
- 999 Year Lease Term
- Remainder of 10 Year NHBC Guarantee

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** B

**Tenure Type:** Leasehold

**School Catchments**

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

## Distances

**Motorway:** miles

**Southampton Airport:** miles

**Southampton City Centre:** miles

**New Forest Park Boundary:** miles

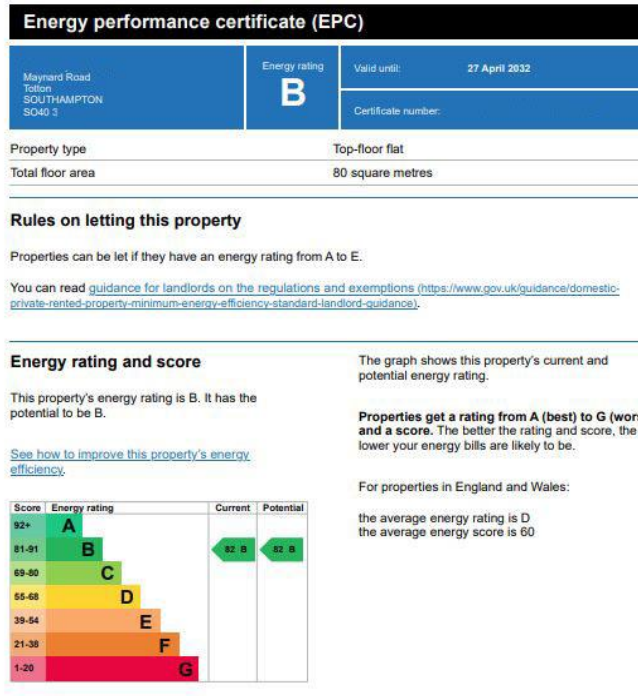
**Train Stations**

- Ashurst: miles
- Totton: miles

## Directions

1) From our office head south on Salisbury Road. 2) At the roundabout take the third exit onto Ringwood Road. 3) At the roundabout take the first exit on to Maynard Road. 3) Glyn Gables will be found on the left hand side.

## Energy Performance



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

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