

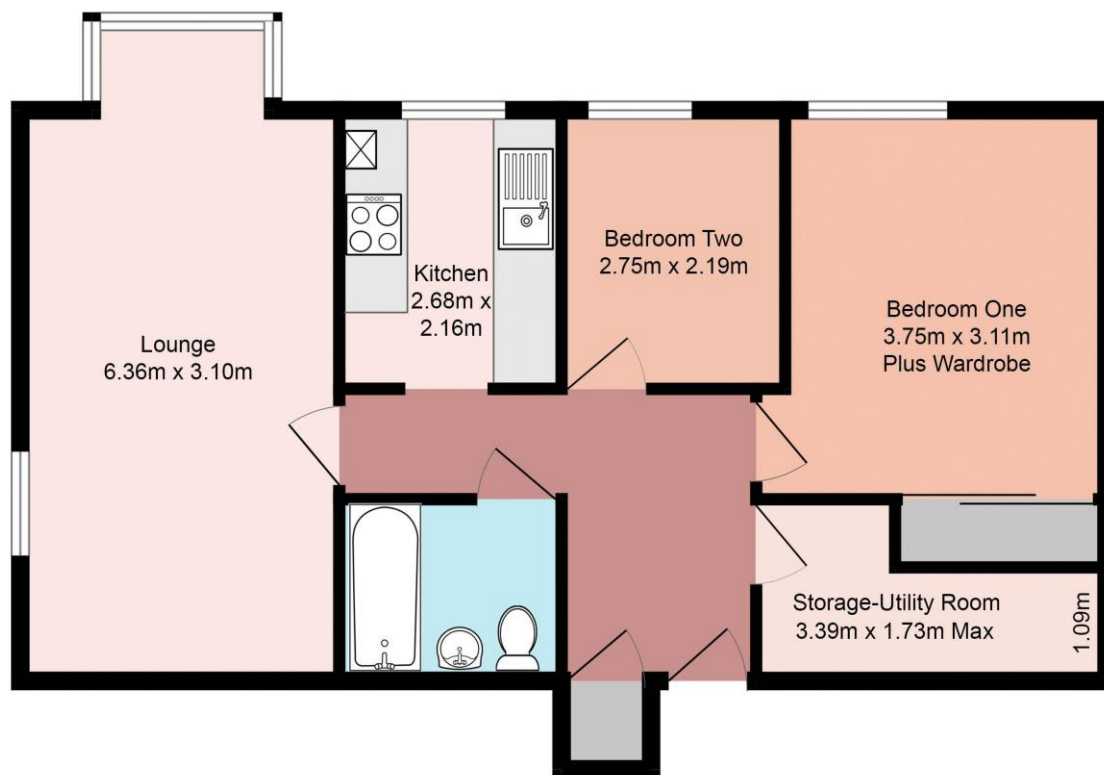


Flat 7, Hanover House, Testwood Lane, Totton, SO40 3BD

£200,000

**brantons**





Ground Floor  
60.2 sq.m. approx.



Accommodation

Lounge-Diner 20' 10" x 10' 2" (6.36m x 3.10m) Into Bay  
Kitchen 8' 10" x 7' 1" (2.68m x 2.16m)  
Bedroom One 12' 4" x 10' 2" (3.75m x 3.11m) Plus Wardrobes  
Bedroom Two 9' 0" x 7' 2" (2.75m x 2.19m)  
Bathroom 5' 6" x 6' 11" (1.68m x 2.12m)  
Utility-Storage Room 11' 1" x 5' 8" (3.39m x 1.73m) Maximum

Property

Situated in a convenient central location within Totton, Brantons Independent Estate Agents are pleased to present for sale this purpose built ground floor maisonette. The surprisingly spacious accommodation is comprised of two bedrooms, lounge-diner with bay window, modern kitchen, family sized bathroom and a useful utility-storage room.

Additional benefits of the property include residents car parking and use of the communal garden. In our opinion this property is presented to good standard of decorative order and would undoubtedly suit a first time buyer or a retirement downsizer. To fully appreciate the accommodation and convenience of the location on offer, Brantons suggest that an early internal inspection will be necessary.

Features

- Purpose Built Ground Floor Flat
- Two Bedrooms
- Lounge-Diner
- Modern Kitchen
- Storage-Utility Room

- Family Bathroom
- Resident's Car Parking
- Use Of Communal Garden
- Ideal First Purchase Or Retirement Property
- Proximity To Shops, Transport Links & Local Amenities

Information

Local Authority: New Forest District Council  
Council Tax Band: B  
Tenure Type: Leasehold

School Catchments  
Infant: Lydlynch  
Junior: Abbotswood  
Senior: Testwood

Distances

Motorway: 1.0 miles  
Southampton Airport: 8.3 miles  
Southampton City Centre: 4.4 miles  
New Forest Park Boundary: 1.9 miles

Train Stations  
Ashurst: 4.7 miles  
Totton: 0.7 miles

Directions

1) From our office head North on Salisbury Road. 2) Take the fourth right into Stannington Crescent. 3) Turn right onto Stannington Way. 4) At the end of the road, turn right onto Testwood Lane. 5) The property will be found on the right hand side.

Energy Performance

1/15/25, 2:20 PM

Energy performance certificate (EPC)

TESTWOOD LANE  
TOTTON  
SO40

Energy rating  
C

Valid until: 25 March 2031  
Certificate number:

Property type: Ground-floor flat  
Total floor area: 58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
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 rating and score

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

1/4



