

Totton £775 pcm

brantons



Accommodation

Lounge-Diner 15' 9" x 11' 3" (4.79m x 3.44m)

Kitchen 9' 7" x 5' 8" (2.93m x 1.73m)

Bedroom 11' 11" x 10' 2" (3.62m x 3.10m)

Bathroom 7' 3" x 6' 3" (2.22m x 1.91m)

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) Brunswick Place will be found on the left hand side.

Property

Brantons Independent Estate Agents are pleased to offer for let, this surprisingly spacious purpose built apartment constructed in 2011 by reputable builders Linden Homes. The accommodation comprises of a lounge-diner with impressive high ceiling and sliding door leading to a Juliet style balcony which enjoys stunning views onto a private cricket green. The lounge is open-plan with a contemporary style kitchen featuring integrated units and from the hall there is a modern bathroom, and a double bedroom benefiting from the use of a fitted wardrobe. Additionally, the property includes ample cupboard storage, lift access to the top floor, and an allocated parking space to the rear of the property. Brantons assure that an early internal inspection is a must to fully appreciate the location and accommodation on offer.

Features

- Modern Purpose Built Flat
- Double Bedroom With Fitted Wardrobe
- Lounge-Diner With High Ceiling & Juliet Balcony
- Contemporary Style Kitchen
- Modern Bathroom

- Allocated Car Parking Space
- Close Proximity To Local Amenities
- Minimum 12 Month Tenancy Agreement
- Unfortunately Not Suitible For Smokers, Pets or Children
- Deposit = £890.00 (Registered With DPS)

Distances

Motorway: 1.6 miles

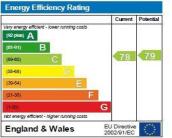
Southampton City Centre: 4.8 miles

New Forest Park Boundary: 1.3 miles

Energy Performance

Energy Performance Certificate Dwelling type: Top-floor flat Date of assessment: SOUTHAMPTON Date of certificate: SO40 8 Reference number Type of assessment: Total floor area: SAP, new dwelling

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be

Environmental Impact (CO₂) Rating Current Potentia (92 plus) **England & Wales**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

stimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

	Current	Potential
Energy use	134 kWh/m²per year	130 kWh/m²per year
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year
Lighting	£37 per year	£26 per year
Heating	£221 per year	£223 per year
Hot water	£66 per year	£66 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve



er to look for the Energy Saving Trust Recommended logo when buying energy-It's a quick and easy way to identify the most energy-efficient products on the r e on how to take action and to find out about offers available to help make your home more

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

Southampton Airport: 8.9 miles

Train Stations Ashurst: 3.9 miles

Totton: 0.9 miles

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