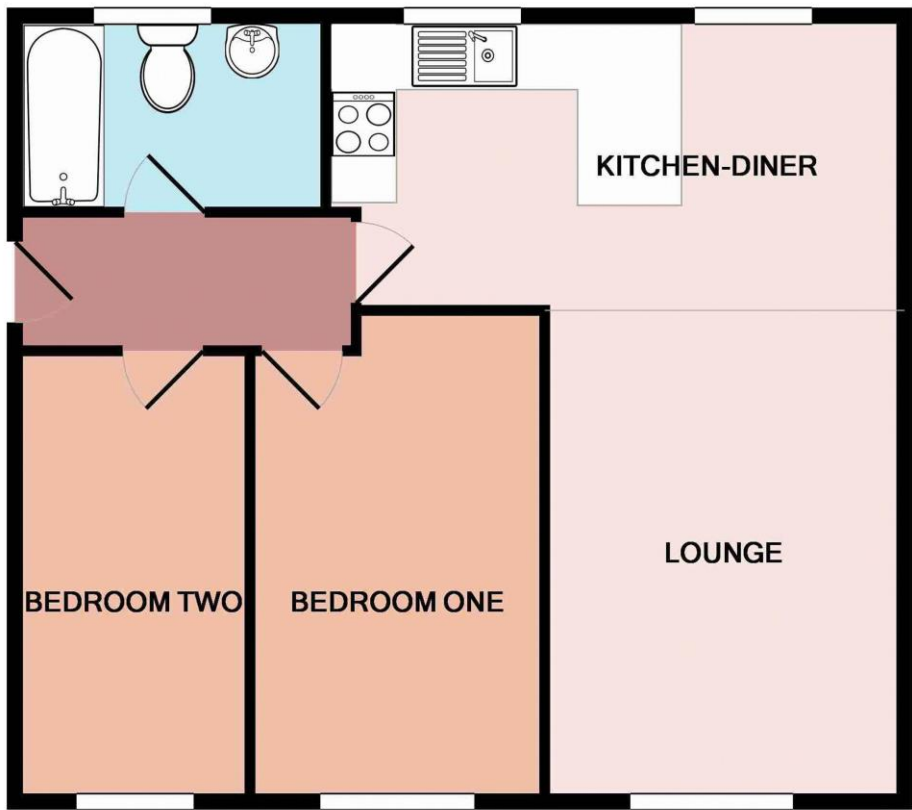




Flat 6, Howerd Court, 57 Rumbridge Street, Totton, SO40 9DR
£195,000

brantons



Accommodation
Lounge 14' 9" x 10' 8" (4.50m x 3.24m)
Kitchen-Diner 17' 5" x 9' 5" (5.32m x 2.87m)
Bedroom One 14' 4" x 8' 11" (4.37m x 2.71m)
Bedroom Two 13' 8" x 7' 1" (4.17m x 2.15m)
Bathroom 9' 5" x 5' 10" (2.87m x 1.79m)

Property
<p>As sole agents Brantons Independent Estate Agents are pleased to offer for sale this modern flat built circa 2005 and situated in a convenient central Totton location. The spacious accommodation is comprised of two bedrooms, lounge, kitchen-diner with breakfast bar and a stylish contemporary bathroom.</p> <p>Additional benefits of the property include covered allocated car parking as well as being within close proximity to local amenities, shops and transport links. No forward chain is offered and Brantons are sure that because of the location and accommodation on offer an early viewing will be necessary to avoid any later disappointment.</p>

Features
<ul style="list-style-type: none"> Modern First Floor Flat Two Bedrooms Spacious Lounge Luxury Kitchen Dining Area Contemporary Bathroom UPVC Double Glazing & Gas Central Heating Covered Allocated Car Parking Ideal First Purchase or Rental Investment Service Charge and Ground Rent TBC, Lease Length Approx. 109 Years

Information
<p>Local Authority: New Forest District Council</p> <p>Council Tax Band: B</p> <p>Tenure Type: Leasehold</p> <p>School Catchments</p> <div> <div>Infant: Eling</div> <div>Junior: Foxhills</div> <div>Senior: Hounslowdown</div> </div>

Distances
<p>Motorway: 0.9 miles</p> <p>Southampton Airport: 9.2 miles</p> <p>Southampton City Centre: 4.6 miles</p> <p>New Forest Park Boundary: 1.4 miles</p> <p>Train Stations</p> <div> <div>Ashurst: 3.0 miles</div> <div>Totton: 0.3 miles</div> </div>

Directions
<p>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 roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing the train gates. 5) Turn right onto Rumbidge Street. 6) You will find the development on the left hand side</p>

Energy Performance
<p>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</p> <p>Energy performance certificate (EPC)</p> <div> <div>Totton SOUTHAMPTON</div> <div>Energy rating</div> <div>Valid until</div> <div>Certificate number</div> </div> <p>Property type</p> <p>Total floor area</p> <p>Rules on letting this property</p> <p>Properties can be rented if they have an energy rating from A to E.</p> <p>If the property is a rented EPC, it must be let, unless an exemption has been registered. You can read guidance for landlords on the requirements for landlords (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards)</p> <p>Energy efficiency rating for this property</p> <p>See how to improve this property's energy performance.</p> <p>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</p>

