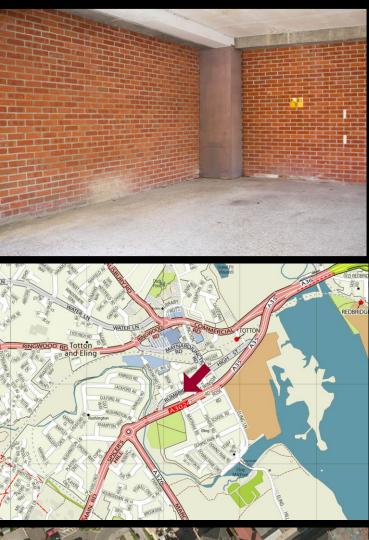


Flat 6, Howerd Court, 57 Rumbridge Street, Totton, SO40 9DR £195,000

brantons









Accommodation			Directions	
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)			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 Rumbridge Street. 6) You will find the development on the left hand side	
Property			Energy Performance	
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.			Energy performan Energy performan (EPC)	
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.			Totion SOUTHAMPTON Valid until	Energy rating
Features			Brennets Aure	
Modern First Floor Flat     Contemporary Bath		room	Property type	N
		ng & Gas Central Heating	Total floor area	
<ul> <li>Spacious Lounge</li> <li>Luxury Kitchen</li> <li>Ideal First Purchase or Rental Investment</li> </ul>		Q V		
-		Ground Rent TBC, Lease Length Approx. 109 Years	Rules on letting this property	
			Properties can be replied if they have a minergy rating from A to If the property - sted F. G. is a support of the let, unless an exemption	E. Ition has been registered. You can read guidance for landlords
Information		Distances	standard - Zord-go - z.e.	omestic-private-tented-property-minimum-energy-etiliciency-
Local Authority: New Forest District Council		Motorway: 0.9 miles	Energy Eciept rating for this property	
Council Tax Band: B		Southampton Airport: 9.2 miles	See how to improve this property's energy performance.	
Tenure Type: Leasehold		Southampton City Centre: 4.6 miles		
School Catchments Infant: Eling		New Forest Park Boundary: 1.4 miles		
Junior: Foxhills		Train Stations Ashurst: 3.0 miles		
Senior: Hounsdown		Totton: 0.3 miles	https://find-energy-certificate.cligital.communities.gov.uk/energy-certificate	

🛆 The Property Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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.

