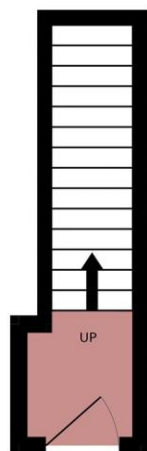
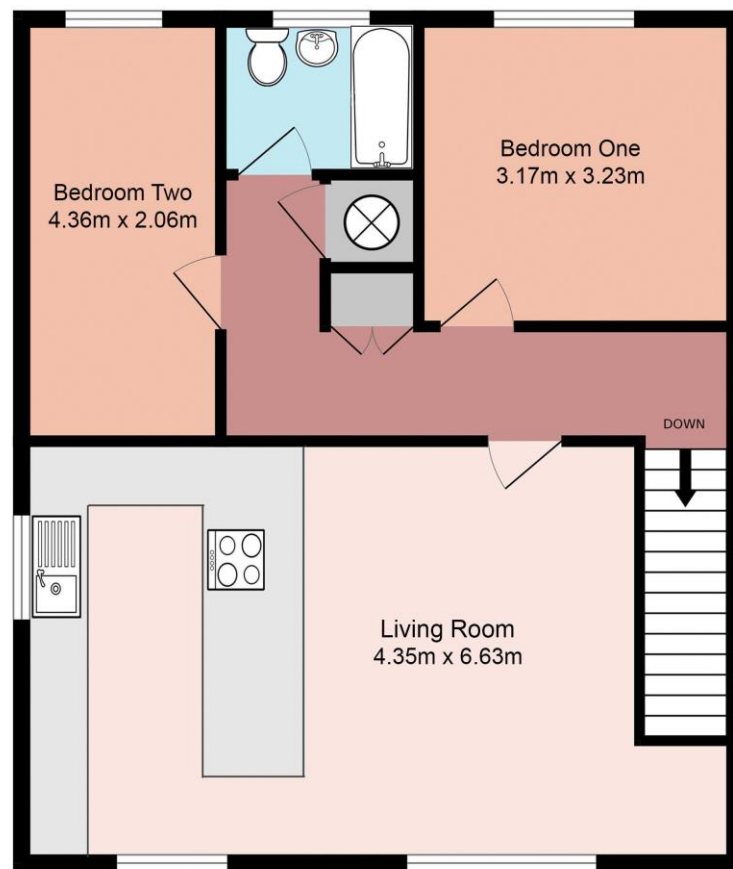


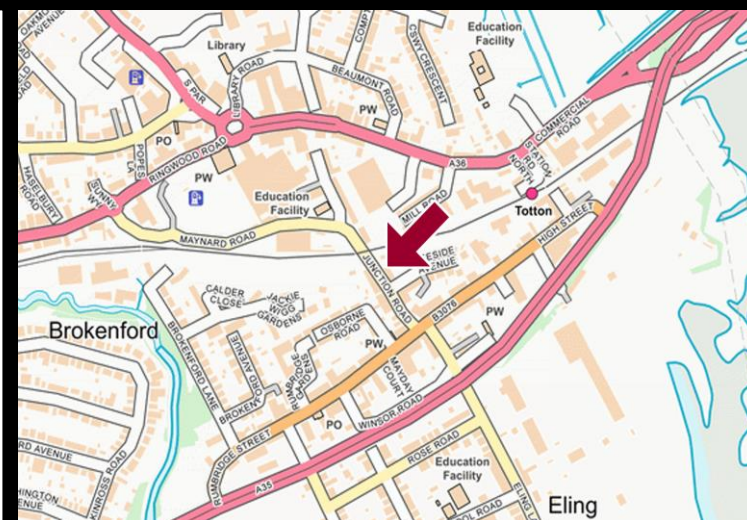


26, Junction Road, Totton, SO40 9HH
£195,000

brantons



1st Floor
64.3 sq.m. approx.



Accommodation	
Lounge-Diner	14' 3" x 21' 9" (4.35m x 6.63m)
Bedroom One	10' 5" x 10' 7" (3.17m x 3.23m)
Bedroom Two	14' 4" x 6' 9" (4.36m x 2.06m)
Bathroom	5' 3" x 6' 8" (1.60m x 2.03m)

Property
An opportunity arises to purchase this purpose-built first floor maisonette situated in a convenient location close to the town centre, local amenities and transport links. The accommodation is comprised of two bedrooms, a spacious living area with dual aspect windows, modern kitchen with breakfast bar and integrated appliances, and from the hallway, there is a modern family sized bathroom. Additional benefits include a small area of outdoor space and nearby garage in a block. Properties of this nature make for an excellence first purchase or rental investment and Brantons advise booking an early viewing to avoid any later disappointment.

Features	
- Purpose Built First Floor Maisonette - Two Bedrooms - Spacious Open Plan Living Area - Modern Kitchen with Integral Appliances - Family Sized Bathroom	- Nearby Garage - Convenient Location Close to Town Centre 999 Lease from 1973 (Approx. 947 Years Remaining) - Ground Rent: £15 Per Annum - Buildings Insurance: £253.11 Per Annum (Approx.)

Information	
Local Authority: New Forest District Council	
Council Tax Band: B	
Tenure Type: Leasehold	
School Catchments	Infant: Eling Junior: Foxhills Senior: Hounsdown

Distances	
Motorway:	0.9 miles
Southampton Airport:	8.6 miles
Southampton City Centre:	4.2 miles
New Forest Park Boundary:	0.2 miles
Train Stations	Ashurst: 2.6 miles
	Totton: 0.3 miles

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 roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing the Train Gates. 5) The property will be found on the left hand side.

Energy Performance
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK Totton SOUTHAMPTON Energy rating Valid until Certificate number Property type Total floor area Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read guidance for landlords on the requirements for exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard). Energy efficiency rating for this property See how to improve this property's energy performance. https://find-energy-certificate.digital.communities.gov.uk/energy-certificate

