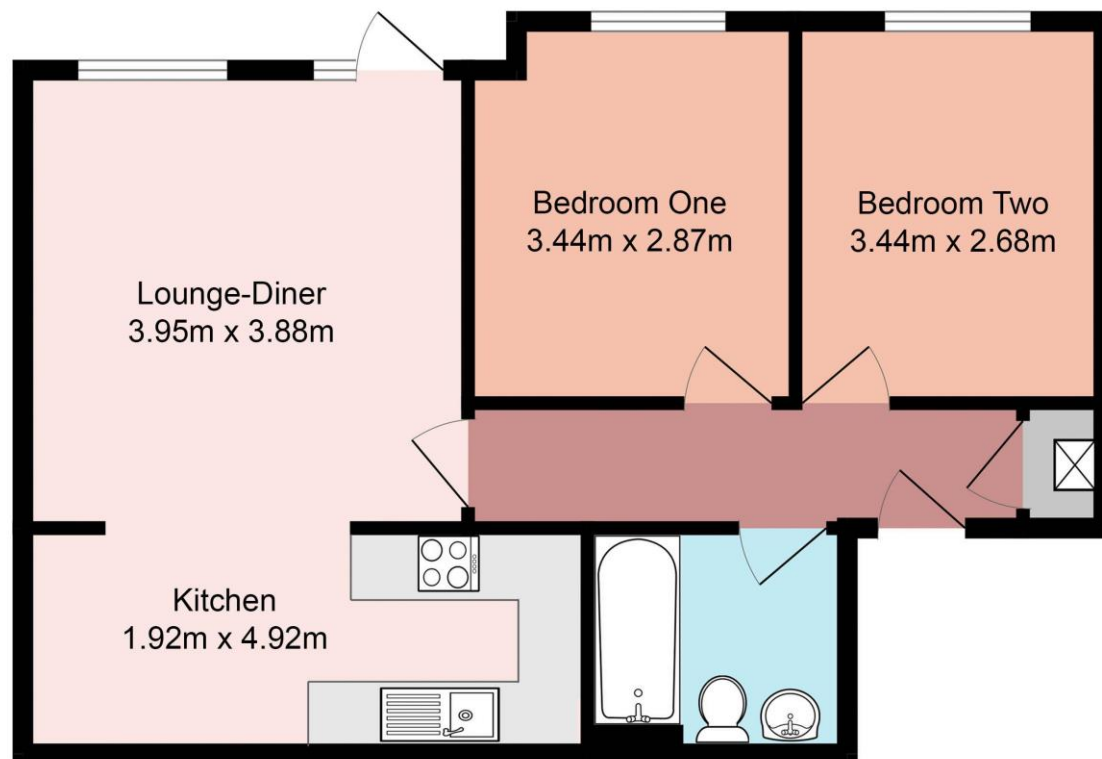




Flat 5, Royston Court, Stanley Road, Totton, SO40 3PS
£160,000

brantons



Ground Floor
53.6 sq.m. approx.



Accommodation

Lounge 13' 0" x 12' 9" (3.95m x 3.88m)

Kitchen 6' 4" x 16' 2" (1.92m x 4.92m)

Bedroom One 11' 3" x 9' 5" (3.44m x 2.87m)

Bedroom Two 11' 3" x 8' 10" (3.44m x 2.68m)

Bathroom 6' 3" x 7' 5" (1.91m x 2.25m)

Property

Brantons Independent Estate Agents are delighted to present for sale this spacious purpose built ground floor flat situated in a convenient location within Totton.

The accommodation is comprised of a lounge-diner, open plan kitchen, two double bedrooms and a family sized bathroom.

Additional benefits of the property include resident's parking and communal bin store. The property's location provides easy access to nearby shops, amenities and transport links. No forward chain is offered and Brantons suggest that an early viewing will be essential to avoid a later disappointment.

Features

- *NO FORWARD CHAIN*
- Purpose Built Ground Floor Flat
- Two Bedrooms
- Spacious Lounge with External Door
- Kitchen-Diner
- Sizable Bathroom
- Residents Car Parking
- UPVC Double Glazing & Gas Central Heating
- Service Charge £950 per Annum
- Remainder of 125 Year Lease (Commenced 1990)

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Oakfield

Junior: Oakfield

Senior: Testwood

Distances

Motorway: 1.8 miles

Southampton Airport: 9.9 miles

Southampton City Centre: 5.1 miles

New Forest Park Boundary: 2.6 miles

Train Stations **Ashurst:** 4.3 miles

Totton: 1.3 miles

Directions

- 1) From our office proceed North on Salisbury Road/A36.
- 2) Continue for approximately 0.9 miles.
- 3) The property will be found on the left hand side.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

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 rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

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>

www.brantons.co.uk

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e: enquiries@brantons.co.uk



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.

