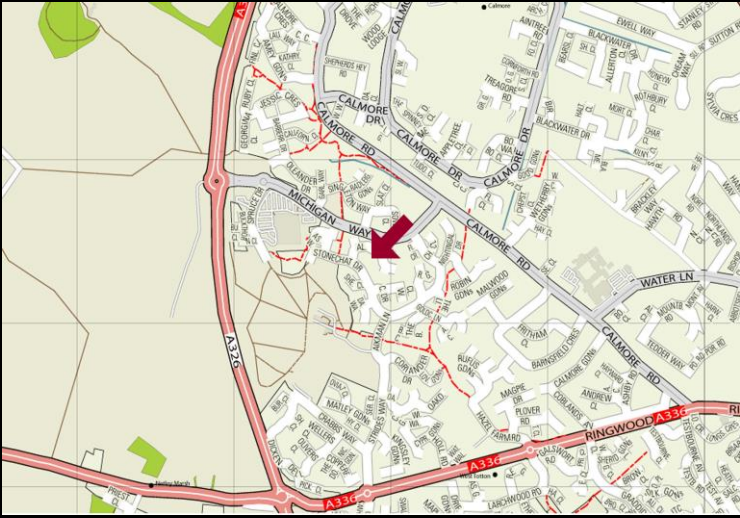
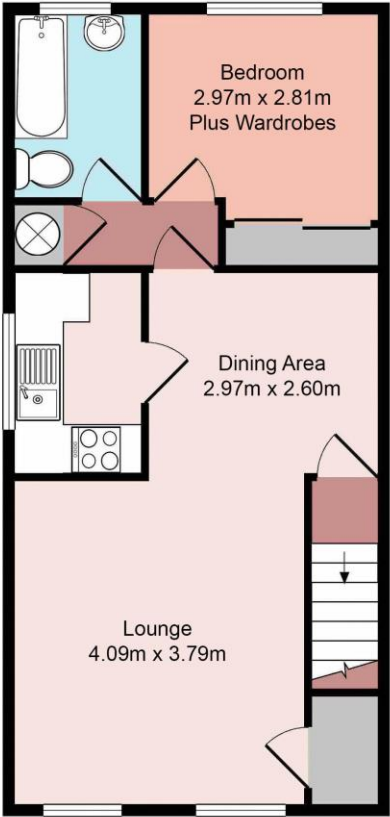




16, Alder Hill Drive, Totton, SO40 8JB
£185,000

brantons



Accommodation

Lounge

13' 5" x 12' 5" (4.09m x 3.79m)

Dining Area

9' 9" x 8' 6" (2.97m x 2.60m)

Bedroom

9' 9" x 9' 3" (2.97m x 2.81m) Plus Wardrobes

Kitchen

8' 1" x 5' 6" (2.47m x 1.68m)

Bathroom

7' 9" x 5' 6" (2.37m x 1.68m)

Property

An opportunity arises to purchase this well presented purpose built 'Chelsea Style' maisonette situated in a cul-de-sac location within the ever popular residential area of West Totton. The accommodation comprises of a spacious lounge, open-plan dining area, modern kitchen, double bedroom with built in mirror wardrobe, and a bathroom. Additional benefits of the property included allocated parking and a larger than average enclosed garden that is mainly laid to lawn with timber storage sheds. Brantons are sure that an early viewing will be necessary to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Purpose Built Maisonette
- Bedroom With Built In Wardrobe
- Spacious Lounge & Open-Plan Dining Area
- Modern Kitchen

- Bathroom
- Allocated Parking
- Large Low Maintenance, Enclosed Rear Garden
- 'Peppercorn' Ground Rent / Service Charges
- Lease 125 Years from 1982 (Approx. 81 Years

Information

Local Authority:

New Forest District Council

Council Tax Band:

B

Tenure Type:

Leasehold

School Catchments

Infant:

N/A

Junior:

N/A

Senior:

N/A

Distances

Motorway:

2.4 miles

Southampton Airport:

10.4 miles

Southampton City Centre:

6.8 miles

New Forest Park Boundary:

0.9 miles

Train Stations

Ashurst:

3.3 miles

Totton:

2.1 miles

Directions

From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout. Take the third exit onto Crabbs Way. Take the first right onto Strides Way. Take second right into Aikman Lane. Take first left into Stonechat Drive. Take second right into Alder Hill Drive.

Energy Performance

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

Energy rating

Totton
SOUTHAMPTON

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 a Private Residential Building, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards \(MERS\)](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>

