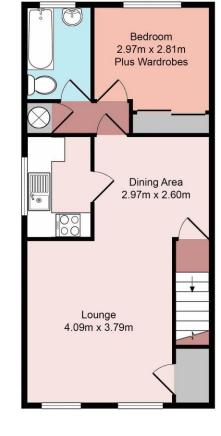


16, Alder Hill Drive, Totton, SO40 8JB £185,000

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)

#### **Directions**

**Energy Performance** 

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.

## **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

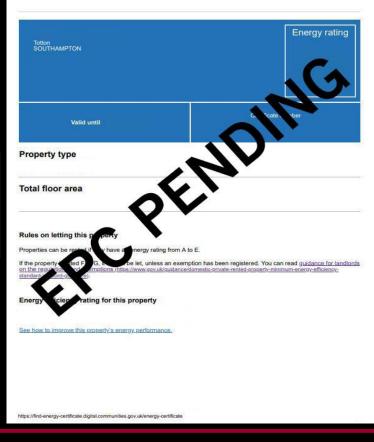
Southampton City Centre: 6.8 miles

New Forest Park Boundary: 0.9 miles

Train Stations Ashurst: 3.3 miles

Totton: 2.1 miles

# Energy performance certificate (EPC) - Find an energy certificate - COVLIK Energy performance certificate (EPC)



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

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