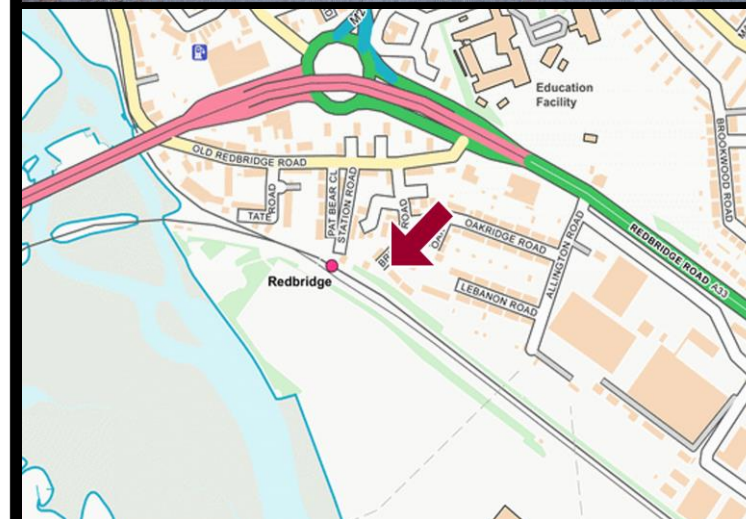
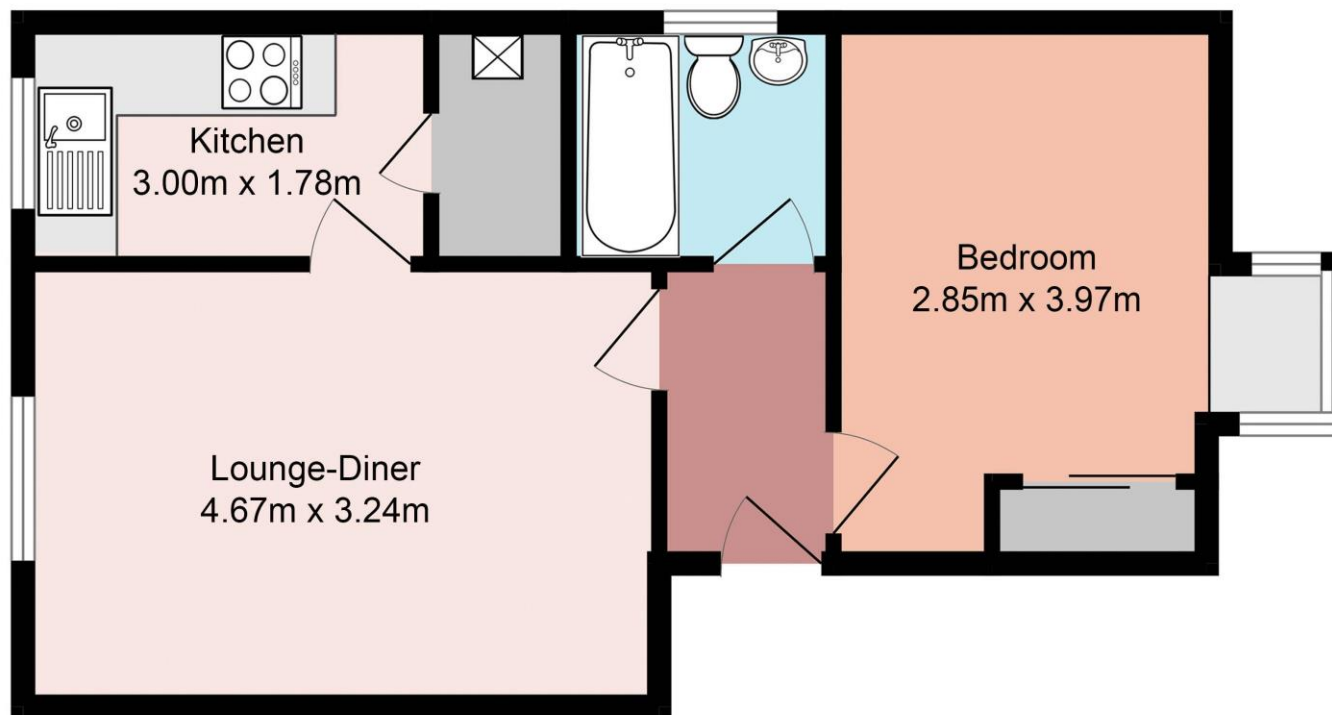




55, Brunel Road, Southampton, SO15 0LQ
£127,400

brantons



Accommodation

Lounge-Diner 15' 4" x 10' 8" (4.67m x 3.24m)
Bedroom 9' 4" x 13' 0" (2.85m x 3.97m)
Kitchen 9' 10" x 5' 10" (3.00m x 1.78m)
Bathroom 6' 5" x 5' 10" (1.95m x 1.79m)

Property

Situated in the popular residential area of Redbridge, Brantons Independent Estate Agents are pleased to offer for sale this modern purpose built first floor flat. The accommodation comprises of a double bedroom with built in wardrobe and box-bay window, a spacious lounge-diner, modern kitchen and a contemporary bathroom. Additional features of the property include double glazing and allocated car parking. The location on offer provides excellent access to transport links including a mainline train station and easy access to the motorway. In our opinion this property would make an ideal first purchase or rental investment. An early internal inspection is highly advised to avoid any later disappointment.

Features

- Modern Purpose Built Flat
- Double Bedroom With Fitted Wardrobe
- Spacious Lounge-Diner
- Modern Kitchen
- Contemporary Bathroom

- Allocated Car Parking
- Communal Garden
- Lease Approx 87 Years Remaining
- Ground Rent & Service Charge £2065 per annum
- Ideal First Purchase or Rental Investment

Information

Local Authority: Southampton City Council

Council Tax Band: A

Tenure Type: Leasehold

School Catchments

Infant: Redbridge
Junior: Tanners Brook
Senior: Redbridge

Distances

Motorway: 0.2 miles

Southampton Airport: 7.6 miles

Southampton City Centre: 3.6 miles

New Forest Park Boundary: 2.3 miles

Train Stations

Redbridge: 0.1 miles
Totton: 0.9 miles

Directions

From our office, head South on Salisbury Road/A36. At the roundabout take the second exit onto Commercial Road A/36. Take the ramp onto Redbridge Flyover/A35. Take the M271 ramp to M27/London etc. At the roundabout, take the first exit onto Gover Road. Turn left into Westover Road and continue on. Turn left into Old Redbridge Road and continue under the bridge. Take the fourth right after the bridge into Brunel Road.

Energy Performance

Energy performance certificate (EPC)

55, Brunel Road
SOUTHAMPTON
SO15 0LQ

Energy rating
C

Valid until:
2 August 2030

Certificate number:
8204-4375-2422-8706-1803

Property type

Mid-floor flat

Total floor area

42 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The Property Ombudsman

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.

