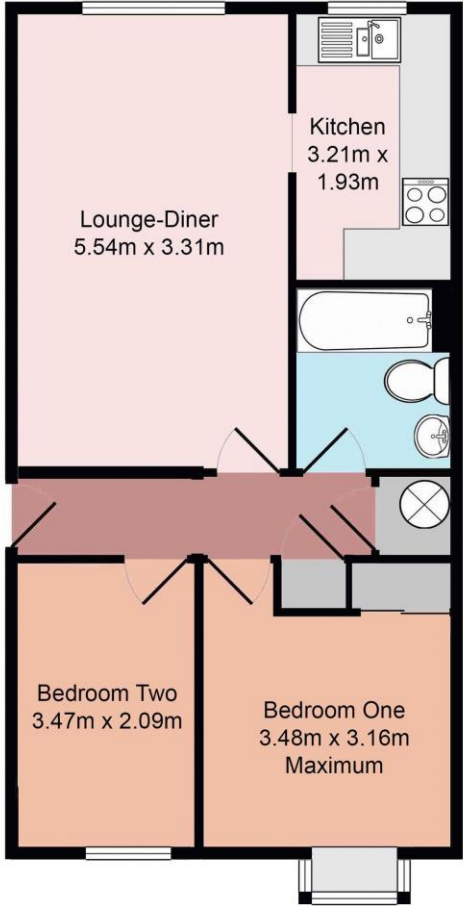




18 Village Mews,, Vicarage Road, Marchwood, SO40 4SX
£189,950

brantons



Accommodation
Lounge-Diner 18' 2" x 10' 10" (5.54m x 3.31m)
Kitchen 10' 6" x 6' 4" (3.21m x 1.93m)
Bedroom One 11' 5" x 10' 4" (3.48m x 3.16m) Max
Bedroom Two 11' 5" x 6' 10" (3.47m x 2.09m)
Bathroom 7' 5" x 6' 4" (2.25m x 1.94m)

Property
Brantons Independent Estate Agents are delighted to offer for sale this purpose built first floor flat situated in a small desirable development within the popular village of Marchwood. The accommodation is comprised of two bedrooms, one of which is a good size double with box bay window and built-in wardrobe. There is also a spacious lounge-diner, modern kitchen, and bathroom.
Additional features include allocated car parking, and use of a communal garden. The location provides easy access to local amenities including a Co-op store, pharmacy, bakery and regular bus service. Properties of this nature make for an excellent first purchase and no forward chain is offered. As a result of this, Brantons suggest an early viewing will be necessary to avoid any later disappointment.

Features
NO FORWARD CHAIN - Modern First Floor Flat - Double Bedroom with Fitted Wardrobe - Spacious Lounge-Diner - Modern Kitchen - Contemporary Bathroom - Allocated Car Parking - Use of Communal Garden 88 Years Remaining on Lease (Share of Freehold) - Service Charge: £1700 Per Annum / No Ground Rent

Information
Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Leasehold
School Catchments - Infant: Marchwood - Junior: Marchwood - Senior: Applemore

Distances
Motorway: 4.2 miles
Southampton Airport: 11.5 miles
Southampton City Centre: 7.5 miles
New Forest Park Boundary: 0.7 miles
Train Stations - Ashurst: 4.5 miles - Totton: 3.6 miles

Directions
From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right onto Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the second exit onto Bury Road. Continue on until you can go no further and then turn right onto Main Road. Take the next right into Vicarage Road.

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 a rented 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 (minimum EPC rating). 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

