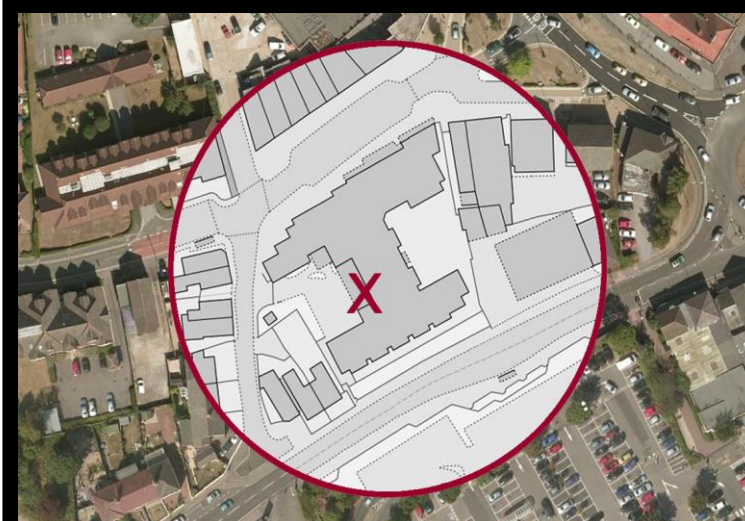
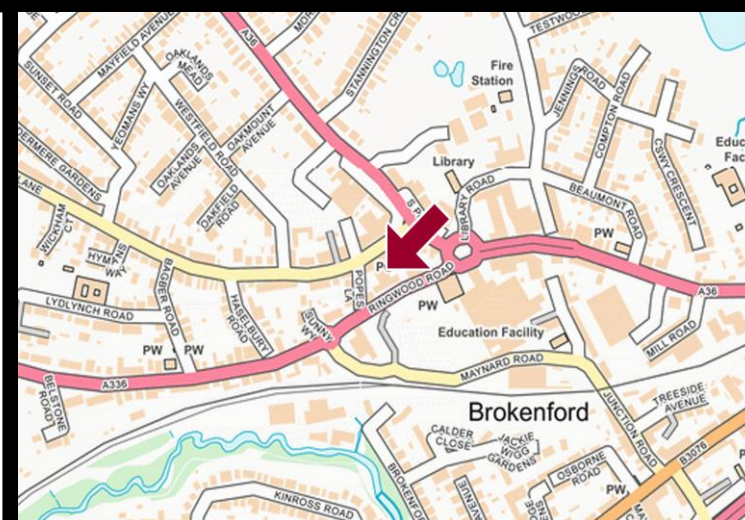
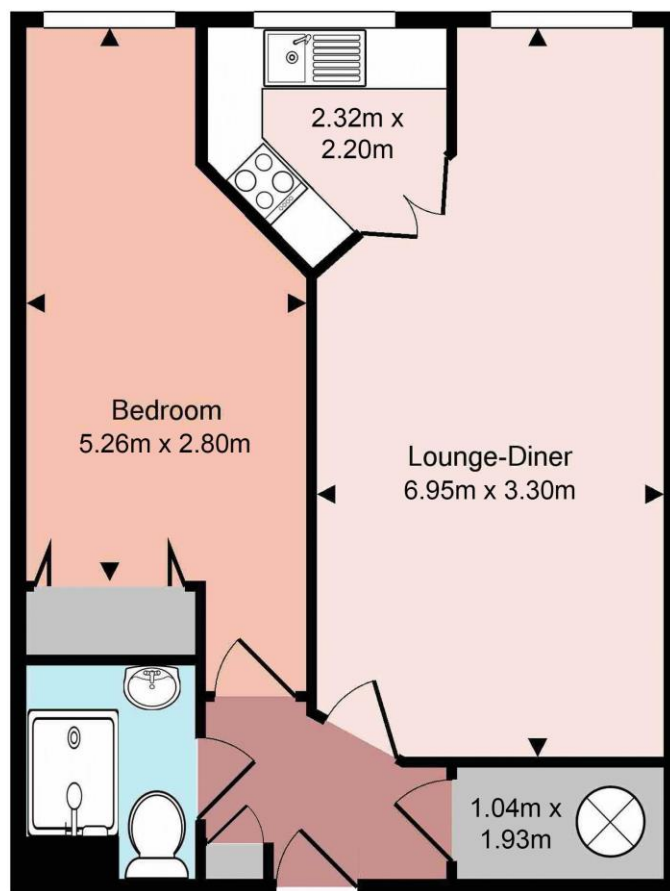
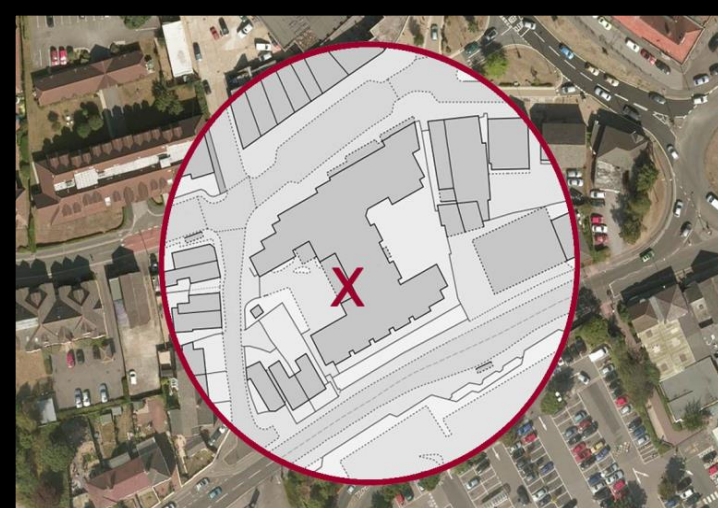




Flat 46, Popes Court, Popes Lane, Totton, SO40 3GF  
£150,000

**brantons**





Accommodation

Lounge-Diner 22' 10" x 10' 10" (6.95m x 3.30m)  
Bedroom 17' 3" x 9' 2" (5.26m x 2.80m)  
Kitchen 7' 7" x 7' 3" (2.32m x 2.20m)  
Shower Room 6' 10" x 5' 7" (2.09m x 1.69m)  
Boiler Room 3' 5" x 6' 4" (1.04m x 1.93m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this managed over 60s second floor apartment situated in the centre of Totton. The accommodation is comprised of a spacious bedroom with fitted wardrobe, lounge-diner, kitchen and a shower room. There is also a large storage cupboard accessed via the hallway.

Additional benefits of the property include a security entrance system, lifts to all floors, and the use of a communal lounge, laundry room and garden. No forward chain is offered and Brantons are sure that an early viewing will be essential as strong interest is anticipated. Service Charge: £2445 per annum. Ground Rent: £240 per annum.

Features

- Managed Second Floor Over 60s Apartment
- Spacious Bedroom With Fitted Wardrobe
- Lounge-Diner
- Kitchen
- Shower Room

- Lift Access To All Floors
- Communal Lounge, Laundry Room & Garden
- Town Centre Location
- No Forward Chain
- 125 Year Lease From 2007

Information

Local Authority: New Forest District Council

Council Tax Band: A

Tenure Type: Leasehold

School Catchments

Infant: N/A

Junior: N/A

Senior: N/A

Distances

Motorway: 1.0 miles

Southampton Airport: 8.8 miles

Southampton City Centre: 4.2 miles

New Forest Park Boundary: 1.7 miles

Train Stations

Ashurst: 3.5 miles

Totton: 0.4 miles

Directions

1) From our office, head west along Water Lane.

2) Take first left into Popes Lane.

3) The property will be found on the left hand side.

Energy Performance

9/25/24, 4:41 PM

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

Energy performance certificate (EPC)

Popes Court  
SOUTHAMPTON  
SO40 3

Energy rating  
**B**

Valid until: 18 September 2034  
Certificate number:

Property type

Top-floor flat

Total floor area

51 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 B. It has the potential to be B.

[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

84 B

86 B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G



