

Flat 1, Elver Court, School Road, Totton, SO40 9HY

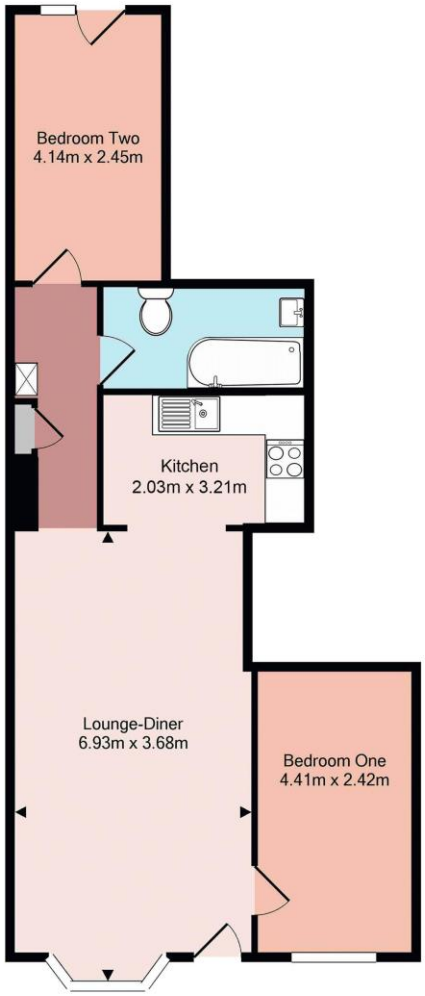
£210,000

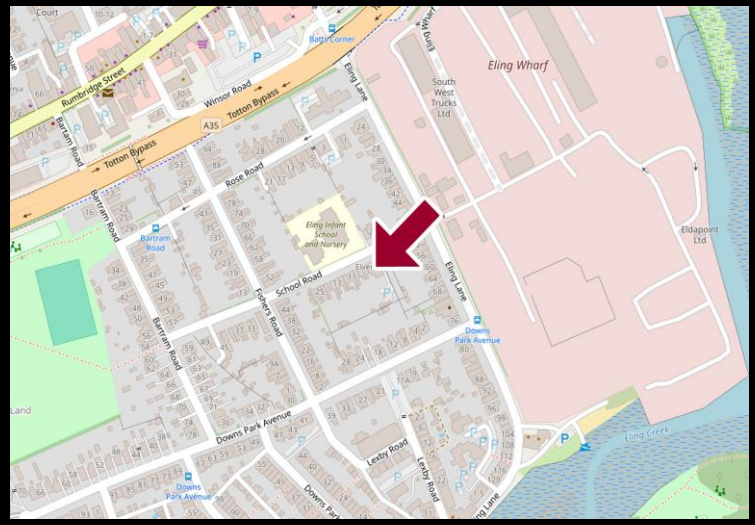
brantons








Bedroom Two
4.14m x 2.45m
Kitchen
2.03m x 3.21m
Lounge-Diner
6.93m x 3.68m
Bedroom One
4.41m x 2.42m


Eling Wharf
Totton Bypass
School Road
Downs Park Avenue
Lesley Road
Eling Lane
Barrram Road
Rose Road
Rumbridge Street
Winsor Road
Eling Creek



Accommodation

Lounge-Diner - 21' 3'' x 12' 1'' (6.47m x 3.68m)	-
Kitchen - 10' 6'' x 6' 8'' (3.20m x 2.03m)	-
Bedroom One - 14' 6'' x 7' 11'' (4.42m x 2.42m)	-
Bedroom Two - 13' 7'' x 8' 0'' (4.14m x 2.45m)	-
Bathroom - 10' 6'' x 5' 5'' (3.19m x 1.65m)	-

Property

Situated in the picturesque residential area of Eling, Brantons Independent Estate Agents are pleased to present for sale this purpose built ground floor maisonette.

The spacious accommodation comprises of two bedrooms, lounge-diner, modern kitchen and family sized bathroom. Additional benefits of the property include allocated car parking and use of a communal garden. In our opinion this property is presented to a high standard of decorative order and would undoubtedly suit a first time buyer, downsizer or buy to let investor.

No forward chain is offered and Brantons recommend that an early viewing will be necessary as strong interest is anticipated.

Features

- *NO FORWARD CHAIN*
- Purpose Built Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Lounge-Diner
- Modern Kitchen
- Family Size Bathroom
- Allocated Parking
- Direct Access To Communal Garden & Storage Shed
- Lease: 150 Years from 25/12/82 (Approx 106 Years Remaining)
- £150 pcm Service Charge/ No Ground Rent (Share of Freehold)

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments
Infant: Eling
Junior: Foxhills
Senior: Hounsdown

Distances

Motorway: 1.0 miles

Southampton Airport: 8.4 miles

Southampton City Centre: 4.3 miles

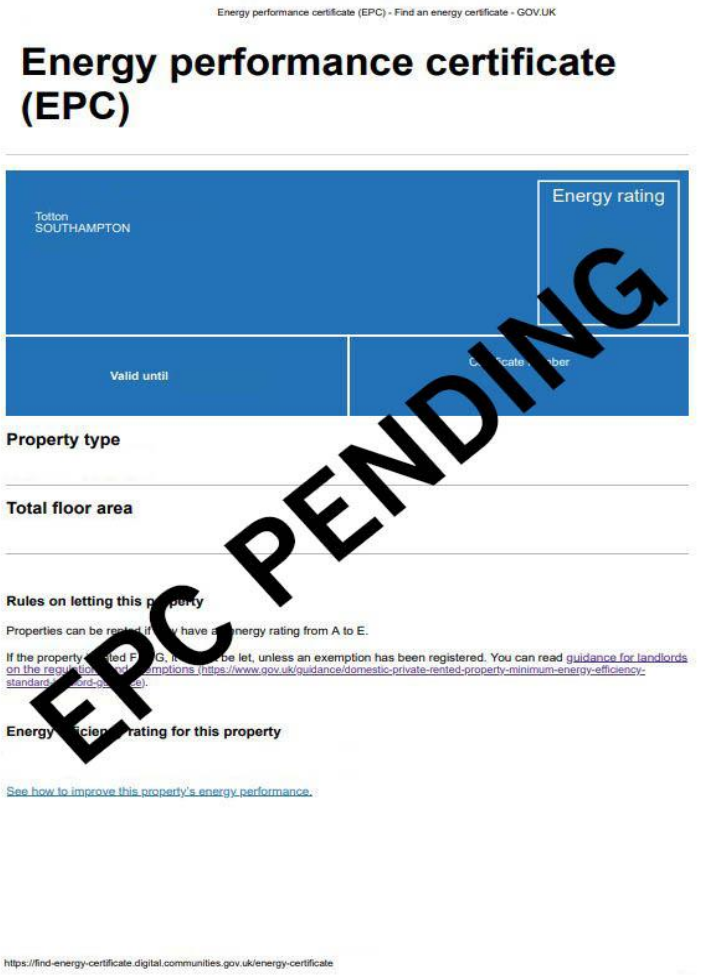
New Forest Park Boundary: 1.4 miles

Train Stations
Ashurst: 2.8 miles
Totton: 0.4 miles

Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road /A336. 3) At the next roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. 4) At the junction with Rumbridge St turn left then immediatley right onto Eling Lane. 5) Take the second right onto School Road. 6) The property will be found on the left hand side.

Energy Performance



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

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