



Bowater Way, Calmore, SO40
Southampton

Offers Over £220,000

Property Type: Ground Floor Flat

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

An immaculately presented two bedroom ground floor maisonette, perfectly suited to first time buyers seeking a low-maintenance home with the added bonus of a private rear garden and a garage in a nearby block. Situated within the popular Calmore residential estate, this superb home offers well-balanced accommodation, modern presentation throughout and excellent access to local amenities, transport links and green open spaces.



- Immaculately Presented Ground Floor Maisonette
- Ideal First Time Buyer Home
- Two Well-Proportioned Bedrooms
- Private Enclosed Rear Garden
- Garage In A Nearby Block
- Bright Lounge With Garden Access
- Convenient Calmore Location
- Excellent Transport Links
- Long Lease With Low Ground Rent

Construction & Services

*Construction: Traditional brick construction
Tenure: Leasehold*

Lease Length: 999 years from 25th March 1974

Ground Rent: Approximately £30 per annum

Water: Mains Water

Electricity: Mains Electric

Heating: Electric Heating

Council Tax Band: B

Location - Bowater Way is set within the established and well-regarded Calmore estate, offering convenient access to Totton town centre, local shops, schools and leisure facilities. Excellent transport links include nearby road connections to Southampton, the New Forest and the M27, while Totton railway station provides direct routes into Southampton Central and beyond. Open green spaces and woodland walks are also close at hand, making this a great balance of town and countryside living.





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The Accommodation - A welcoming front entrance opens into a central hallway, providing access to all principal rooms and offering useful built-in storage, ideal for coats, shoes and household essentials.

The lounge is a bright and comfortable living space, enjoying double glazed doors and side panels that open directly onto the rear garden. This creates a lovely connection between indoor and outdoor living, perfect for relaxing evenings or entertaining friends. The room is finished in neutral tones, enhancing the sense of space and light.

The kitchen is neatly arranged and practical, fitted with a range of matching base and eye-level units complemented by ample worktop space. There is provision for freestanding appliances, along with an integrated hob, oven and extractor. A side aspect window provides natural light, making this a pleasant and functional cooking environment.

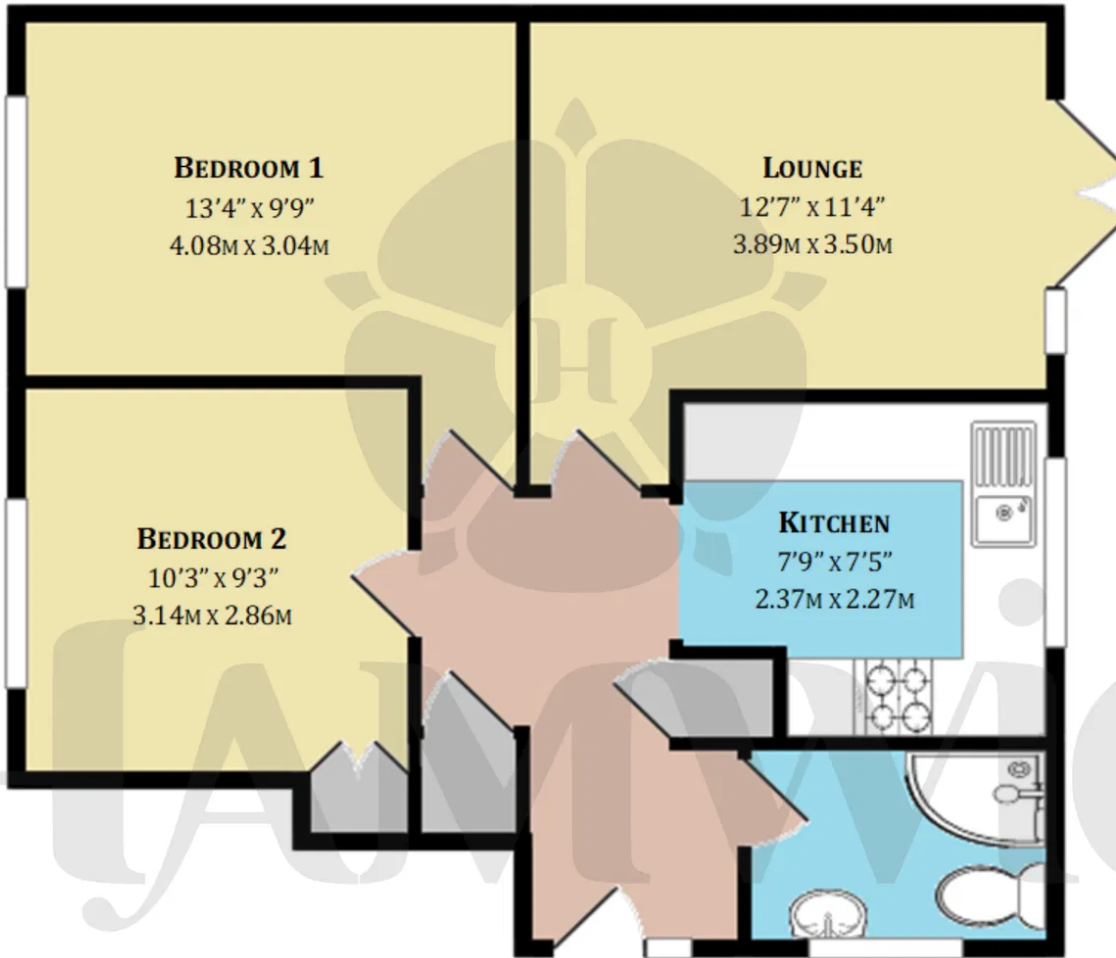
Both bedrooms are well proportioned, with the main bedroom offering a calm retreat, while the second bedroom works equally well as a guest room, home office or nursery. The accommodation is completed by a modern shower room, fitted with a corner shower enclosure, WC and wash hand basin, finished with contemporary tiling and fittings.

Outside - The private rear garden is enclosed and easy to maintain, featuring a paved patio area ideal for outdoor seating, with the remainder laid to lawn. Gated side access provides additional convenience.

A single garage, located in a nearby block, offers secure parking or valuable additional storage.

Tenure: Leasehold / **Council Tax Band:** B





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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