

Royston Court, Stanley Road, Totton

£130,000

Southampton

Property Type: Flat

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents offer for sale this well positioned 1 bedroom first floor flat conveniently located within central Totton. Benefits include a separate fitted kitchen, lounge, gas central heating, double glazed windows and allocated off-road parking. Ideally situated within walking distance of Totton town centre, railway station, bus links and local amenities, with excellent road connections nearby. An ideal first time buy or investment opportunity.

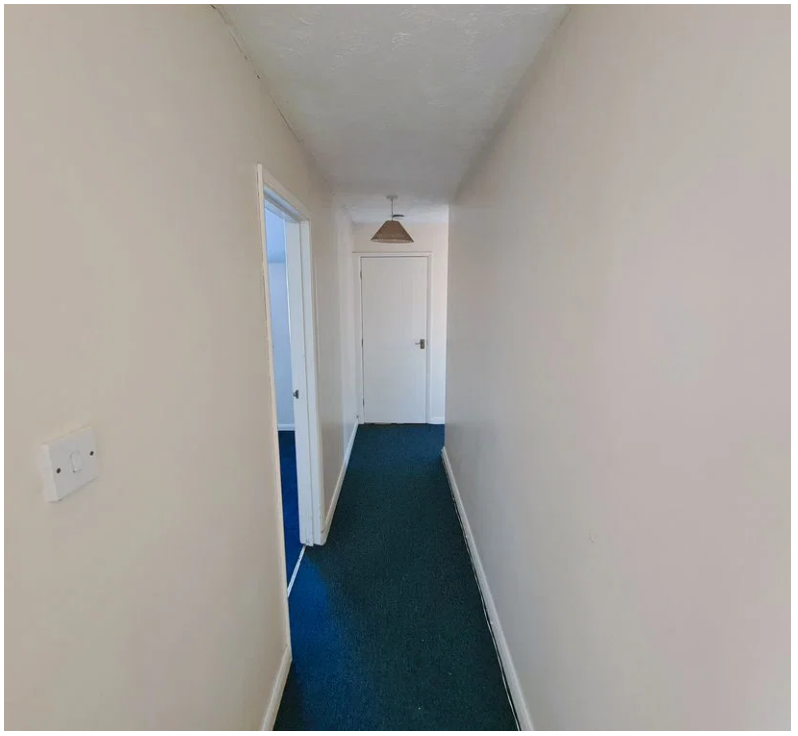
- One Bedroom First Floor Flat
- Convenient Central Totton Location
- Allocated Off-Road Parking
- Separate Fitted Kitchen
- Gas Central Heating Via Combi Boiler
- Double Glazed Windows
- Walking Distance To Totton Town Centre
- Excellent Bus, Rail & Road Connections
- Ideal First Time Buy Or Investment

Hamwic Independent Estate Agents are delighted to offer for sale this well positioned 1 bedroom first floor flat, conveniently located within central Totton and within easy reach of the town centre, railway station, bus links and local shopping facilities.

The property offers well proportioned accommodation comprising a comfortable lounge, separate fitted kitchen, double bedroom and bathroom. Further benefits include gas central heating via a combination boiler, double glazed windows and allocated off-road parking within the residents' communal parking area.

Tenure: Leasehold - 25/3/2115 - 88 Years Remaining
Ground Rent - Peppercorn Rent
Service Charge - To be confirmed
Council Tax Band: B
EPC Rating: To Be Confirmed













Communal Entrance - The property is approached via a communal entrance with hallway and stairs leading to the first floor. A hardwood entrance door opens into the flat.

Entrance Hallway - The hallway provides access to the principal accommodation and includes a useful airing/storage cupboard housing the gas combination boiler. Doors lead to the lounge, bedroom and bathroom.

Lounge - A comfortable main reception room with double glazed window to the front aspect providing natural light. Carpeted flooring, radiator and a useful serving hatch providing a connection through to the kitchen.

Kitchen - Fitted kitchen with double glazed window to the side aspect and vinyl flooring. Work surfaces incorporate a range of base level units and drawers providing storage and preparation space.

There is space and plumbing for a washing machine and dishwasher, together with space for a freestanding cooker and fridge/freezer. Radiator and serving hatch opening through to the lounge.

Bedroom -A well proportioned bedroom with double glazed window to the side aspect, carpeted flooring and radiator.

Bathroom - Fitted bathroom comprising panel enclosed bath with shower attachment, low level WC and wash hand basin. Radiator and double glazed window to the rear aspect.

Outside & Parking
Royston Court benefits from communal outside areas together with a residents' parking area. The property has the benefit of allocated off-road parking for one vehicle.

Location -*Royston Court is conveniently positioned along Stanley Road within central Totton, offering excellent access to a wide range of everyday amenities.*

Totton town centre is within walking distance and provides a variety of shops, supermarkets, cafes and other facilities, while Totton railway station and regular local bus services provide convenient connections towards Southampton and surrounding areas.

For those travelling by car, the property is well connected to the A35 and M27, providing access towards Southampton, Bournemouth, Winchester and the wider motorway network. The edge of the New Forest is also within easy reach, providing access to an extensive range of countryside, leisure and recreational opportunities.

We recommend that all leasehold information, including the remaining lease term, ground rent, service/maintenance charges and any planned major works, is confirmed by the seller and subsequently verified by the purchaser's legal representative prior to exchange of contracts.

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.

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