



Brokenford Lane, Totton, Southampton, Hampshire, SO40 9DX

Southampton

£215,000

Property Type: Flat

Bedrooms: | Bathrooms: | Receptions:
2 | 1 | 1

Hamwic Independent Estate Agents are delighted to bring to the market this well presented 2 double bedroom first floor flat located in Central Totton. Benefits include an open plan living room with modern fitted kitchen, contemporary bathroom, double glazed windows, 1 x allocated off road parking and offered with no forward chain. An ideal opportunity for a first time buyer.

| First Floor Flat | 2 Double Bedrooms | Open Plan Modern Kitchen – Living Room | Modern Family Bathroom | Allocated Parking | No Chain | Well Presented Throughout |

COUNCIL TAX BAND: B – NFDC

CONSTRUCTION: Brick

MAINS: Water, Gas, Drainage & Electric

HEATING: Gas Central Heating

MOBILE: All Major Providers

BROADBAND: Ultra - Fast available

Tenure: Leasehold – 125 years from 2020.

Ground Rent: £210 per Annum

Service Charge: £877.19 per 6 monthly.





Front: allocated parking off road for 1 vehicle, bin store, cycle store, security intercom system. Communal entrance. Oak front door into;

Entrance Hall; smooth ceiling, laminate flooring, security intercom system, thermostat, radiator, storage cupboard with space and plumbing for washing machine and dryer, extractor fan and consumer unit. Oak Doors to;

Bedroom 1: smooth ceiling, double glazed window, carpet fitted and radiator.

Bedroom 2: smooth ceiling, double glazed window, carpet fitted and radiator.

Kitchen - Living Room: smooth ceiling, two double glazed windows, radiator and laminate flooring.

Work surfaces with units and drawers fitted below with further matching eye level units, integrated dishwasher, fridge/freezer, induction hob, eye level oven/microwave and grill. Gas combi boiler to eye level.

Bathroom: smooth ceiling, low level WC, wash basin, vanity mirror with integrated lighting, enclosed bath with shower above and screen fitted. Part tiled walls. Heated towel rail. Porcelain tiled flooring.

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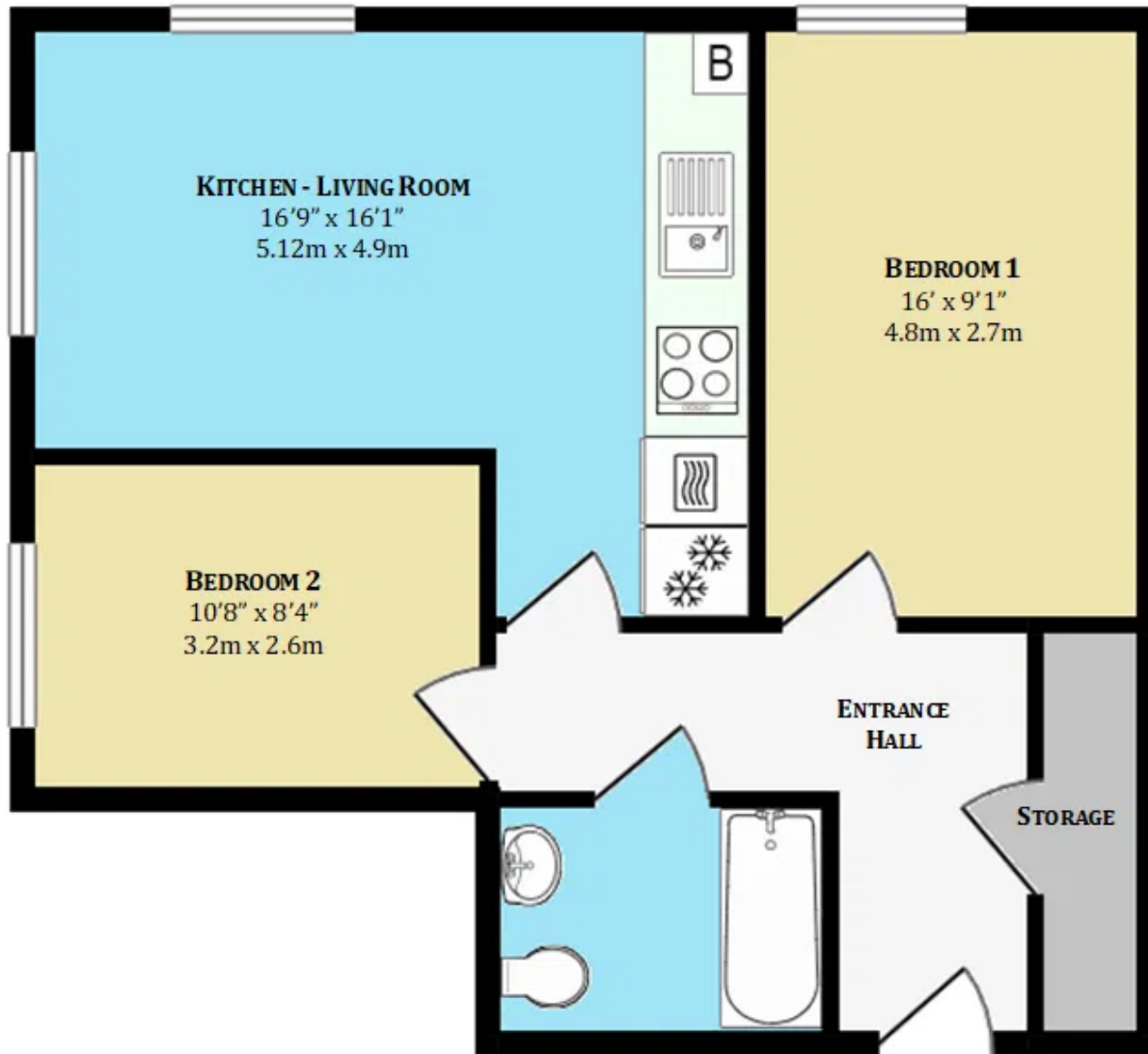
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Tenure: Leasehold / Council Tax Band: B





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Trusted. Award Winning. Experts.

Hamwic Estate Agents

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