



Testwood Lane, Totton, SO40 3AQ
Southampton

£200,000

Property Type: Flat

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Spacious and substantial three double bedroom first floor apartment offering approximately 958 sq ft of accommodation, conveniently positioned within Totton town centre. Benefiting from a private entrance, allocated parking, modern fitted kitchen, four piece bathroom suite, loft access and no forward chain. Ideally located for commuters with excellent access to shops, bus routes, train links and Southampton connections

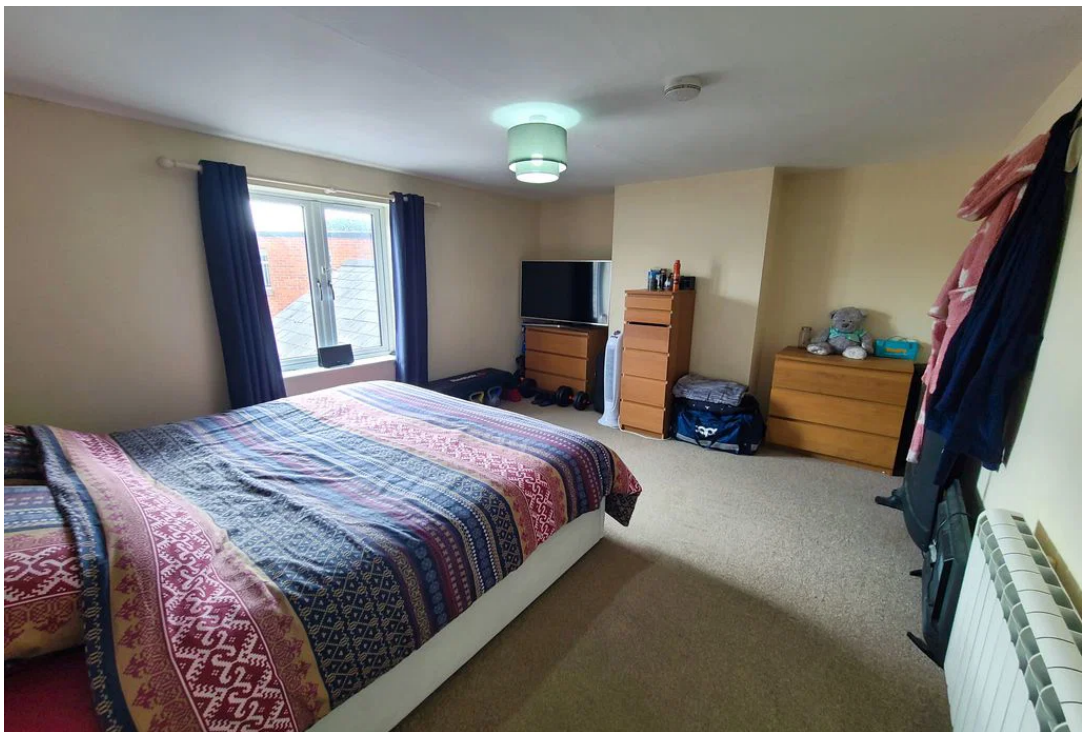
- Substantial First Floor Apartment
- Approximately 958 Sq Ft / 89 Sq M
- Three Genuine Double Bedrooms
- Private Entrance Access
- Modern Fitted Kitchen
- Spacious Living Accommodation
- Four Piece Bathroom Suite
- Allocated Off Road Parking
- No Forward Chain
- Central Totton Town Centre Location

Hamwic Independent Estate Agents are delighted to offer for sale this substantial and exceptionally spacious three double bedroom first floor apartment, positioned within the heart of Totton town centre and offering approximately 958 sq ft / 89 sq m of well proportioned accommodation throughout.

The property benefits from its own private entrance accessed via a metal staircase and walkway together with allocated off road parking within the communal parking area. Perfectly suited for commuters, first-time buyers, investors or buyers seeking spacious accommodation close to everyday amenities, the apartment further benefits from double glazed windows, modern fitted kitchen, four piece bathroom suite, loft access and the added advantage of no forward chain.

Tenure: Leasehold Council Tax Band: B





The property is entered directly into the kitchen area which has been fitted with a modern range of eye and base level units together with complementary work surfaces and integrated sink unit. Further features include integrated electric hob and oven, concealed hot water tank, space and plumbing for washing machine and fridge/freezer, smooth ceiling finish, vinyl flooring and double glazed window allowing for natural light. An electric radiator provides heating whilst a door leads through into the inner lobby.

Inner Lobby

The inner lobby creates a useful central space providing access to the principal accommodation. Features include smooth ceiling finish, two particularly useful large storage cupboards and loft access via pull down ladder. The loft also benefits from partial boarding providing additional storage potential.

Living Room

The living room is an impressive and generously sized reception room offering excellent flexibility. The room benefits from smooth ceiling finish, fitted carpet, electric radiator and double glazed window creating a naturally bright and comfortable environment.

Bedrooms

All three bedrooms are genuine double rooms and a standout feature of the property due to their generous proportions. Each room benefits from smooth ceiling finish, fitted carpet, double glazed windows and electric radiators, offering comfortable and versatile accommodation suitable for families, sharers, guests or home working requirements.

Bathroom

The bathroom has been fitted with a four piece suite comprising enclosed bath, separate shower cubicle, low level WC and wash hand basin. Additional benefits include part tiled surrounds, vinyl flooring and electric wall heater.

Additional Information

Tenure: Leasehold

Lease Length: 125 Years

Ground Rent: Approx. £100 Per Annum

Construction: Brick Under Tiled Roof

Mains Water Connected

Mains Electric Connected

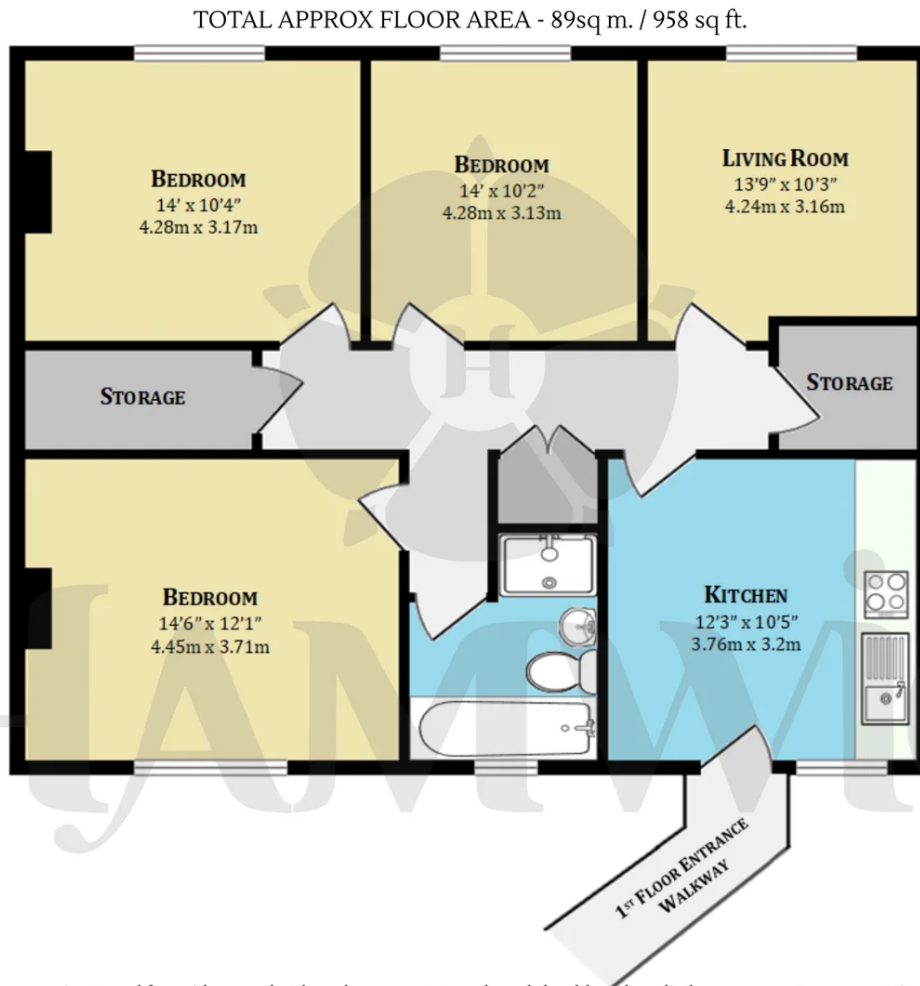
Electric Heating

Council Tax Band: B

Location - Situated within Totton town centre, Testwood Lane offers immediate access to a wide range of shopping facilities, supermarkets, cafes, transport links and everyday amenities. The property is ideally positioned for commuters with convenient access towards Southampton City Centre, the M27/M3 motorway network, bus routes and Totton railway station. The nearby New Forest National Park also offers excellent outdoor recreational opportunities.

Disclaimer - Whilst every effort has been made to ensure the accuracy of these particulars, they are intended only as a general guide and do not constitute any part of an offer or contract. All measurements, floorplans and details are approximate and for guidance purposes only.





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		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

