



 2
Bedrooms

 1
Bathroom



**TO LET - 2 Bedroom Ground Floor Apartment, Eling Lane, Totton SO40
Modern Kitchen & Bathroom | Close to Local Shops & Amenities |
Available Now**

Let's Rent Southampton are pleased to offer this well-presented two-bedroom ground-floor apartment, ideally located on Eling Lane, Totton. The property benefits from a modern interior and is available for immediate occupation, making it ideal for professionals, couples, or a small household.

Property Features:

Two bedrooms (one double and one smaller single bedroom, ideal as a child's room, guest room, or home office)

Modern fitted kitchen with ample storage and workspace

Contemporary bathroom with shower over bath

Bright and comfortable living area

Unfurnished, offering flexibility to furnish to your own style

Available immediately

Please note: No parking is included, however residents can enquire with the local council regarding permits for the nearby public car park.

20 Portsmouth Rd, Woolston, Southampton SO19 9AB |
enquiries@letsrentsouthampton.co.uk

02380 434448

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Local Area & Amenities:

The property is conveniently positioned close to Totton town centre, offering a range of local shops, cafés, restaurants and supermarkets, including a large ASDA within easy walking distance.

Totton Railway Station provides direct links to Southampton and surrounding areas, while the M27 is easily accessible, making this a great location for commuters.

The New Forest National Park and Eling Tide Mill are also nearby, offering excellent outdoor and leisure opportunities.

Key Information:

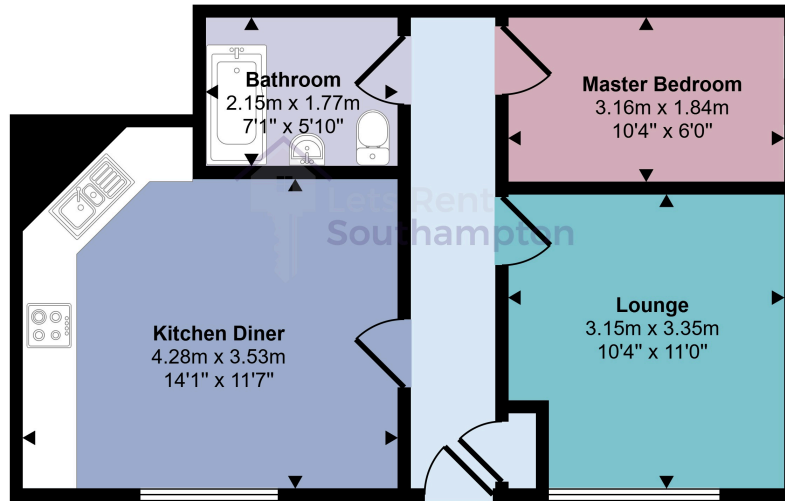
- Rent: £1,095 PCM
- Security Deposit: £1,263
- Holding Deposit: £252.00

- Council Tax Band: A

- EPC Rating: C

This property offers modern living in a convenient location. **Early viewing is highly recommended.**

Approx Gross Internal Area
44 sq m / 474 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Totton, SO40 9GA

