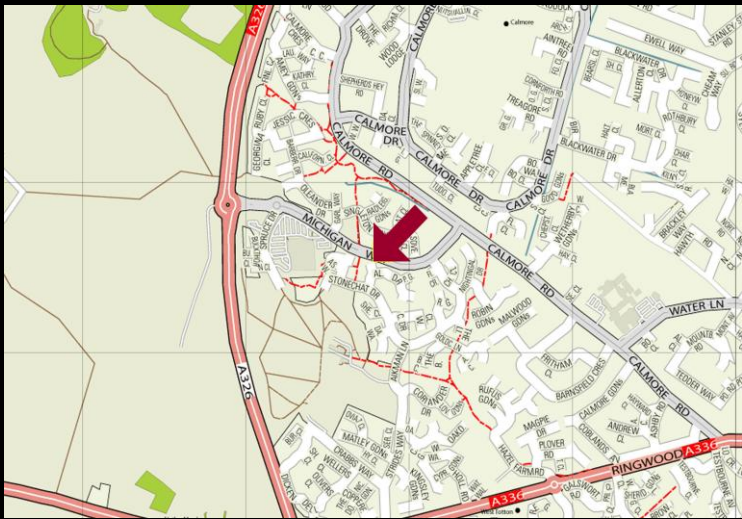
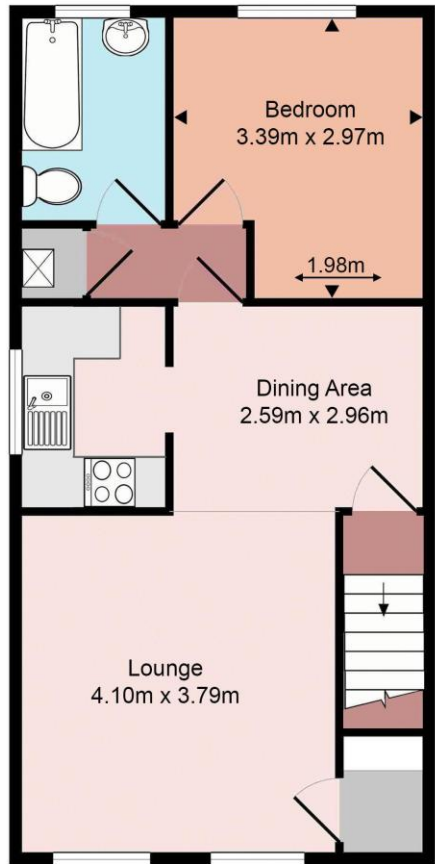




6, Enderwood Close, Totton, SO40 8JD
£189,950

brantons



Accommodation
Lounge 13' 5" x 12' 5" (4.10m x 3.79m)
Dining Room 9' 9" x 8' 6" (2.96m x 2.59m)
Kitchen 8' 1" x 5' 6" (2.47m x 1.68m)
Bedroom 11' 1" x 9' 9" (3.39m x 2.97m)
Bathroom 7' 9" x 5' 6" (2.37m x 1.68m)

Property
An opportunity arises to acquire this spacious purpose built 'Chelsea Style' maisonette situated in a desirable cul-de-sac location within the ever popular residential area of West Totton. The accommodation comprises of a spacious lounge, open-plan dining area, modern kitchen, double bedroom, and a bathroom.
Additional benefits of the property include allocated parking and an enclosed garden that is mainly laid to lawn with patio seating area. In our opinion, this property would make an ideal first purchase or rental investment and Brantons are sure that an early viewing will be necessary to avoid any later disappointment. Agents Notes: there are no ground rent or service charges and the purchase will come with a brand new 999 year lease

Features
- Purpose Built 'Chelsea Style' Maisonette - Double Bedroom - Spacious Lounge - Open Plan Dining Area - Modern Kitchen - Bathroom - New 999 Year Lease / No Lease Charges/ Costs - Allocated Car Parking - Enclosed Garden Laid to Lawn With Patio - Highly Regarded Cul-de-sac Location

Information
Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Leasehold
School Catchments Infant: N/A Junior: N/A Senior: N/A

Distances
Motorway: 2.4 miles
Southampton Airport: 10.4 miles
Southampton City Centre: 6.9 miles
New Forest Park Boundary: 1.0 miles
Train Stations Ashurst: 3.4 miles Totton: 2.2 miles

Directions
From our office, turn right onto the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout. Take the third exit onto Crabbs Way. Take the first right onto Strides Way. Take the second left onto Aikman Lane. Take first left into Stonechat Drive. Take the second right into Alder Hill Drive. Turn left into Enderwood Close where the property will be found on the right hand side.

Energy Performance
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK Totton SOUTHAMPTON Energy rating Valid until Certificate number Property type Total floor area Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is let for less than 12 months, it does not need an EPC, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency standards (minimum EPC rating). Energy efficiency rating for this property See how to improve this property's energy performance. https://find-energy-certificate.digital.communities.gov.uk/energy-certificate

