



 **2**
Bedrooms

 **1**
Bathroom



This unfurnished 2-bedroom flat in Totton offers a modern open-plan layout with a kitchen-diner and lounge area. The property features full double glazing and two spacious double bedrooms. Located on Eling Lane, it provides easy access to local amenities and transport links.

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

Lets Rent Southampton are pleased to present this **spacious two-bedroom first-floor apartment**, ideally located on **Eling Lane, Totton**. This home offers a modern interior and is ready for immediate occupation, making it perfect for professionals, couples, or small families.

Property Features:

- Two good-sized bedrooms
- **Modern fitted kitchen** with ample storage and workspace
- **Contemporary bathroom** with shower over bath
- Bright and spacious living area
- Unfurnished, giving you the flexibility to style it your way
- Available **immediately**
- **No parking included**, but residents can enquire with the local council about permits for the nearby public car park.

Local Area & Amenities:

The property is conveniently situated close to **Totton town centre**, where you'll find a variety of **local shops, cafés, restaurants, and supermarkets**, including a large **ASDA** just a short walk away.

Excellent transport links are nearby, with Totton Railway Station offering direct routes to Southampton and surrounding areas, and easy access to the **M27**, making it ideal for commuters.

The beautiful **New Forest National Park** and Eling Tide Mill are also just a short distance away, offering scenic walks and outdoor activities.

Key Information:

- **Rent:** 1150.00 PCM
- **Security Deposit:** £1326.00

- **Holding Deposit:** £265.00

- **Council Tax Band:** A

- **EPC Rating:** C

This property combines modern living with a convenient location close to local amenities and excellent transport connections. **Early viewing is highly recommended.**

Approx Gross Internal Area
52 sq m / 557 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	78	81
(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: Eling Lane, Totton, SO40

