

The Bramblings, West Totton

Southampton

£115,000

Property Type: Maisonette

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

- One Bedroom Ground-Floor Flat
- Cash Buyers Only
- Approximately 57-Year Lease
- Refurbishment Opportunity
- Good-Sized Living Room
- Allocated Parking Space
- Small Open-Plan Garden Area
- Double Glazed Windows
- Popular West Totton Location

Hamwic Independent Estate Agents offer for sale this one-bedroom ground-floor maisonette, positioned within the popular Bramblings development in West Totton and offering an opportunity for buyers looking for a property to improve.

The property would benefit from general refurbishment and updating, but provides a practical layout including a front-facing living room, fitted kitchen, double bedroom and bathroom. Further benefits include double glazed windows, allocated parking and a small open-plan garden area.

The property is leasehold with approximately 57 years remaining, and due to the current lease length it is considered suitable for cash purchasers only.

Lease Information

Tenure: Leasehold
Original Lease: 99 Years From 29 September 1985
Remaining Lease: Approximately 57 Years
Ground Rent: £52.50 Per Annum
Management Fee: £15.00 Per Annum

Due to the remaining lease term, the property is being marketed towards cash purchasers. Buyers and their legal representatives should verify all lease details, charges and any lease extension options prior to exchange of contracts.













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Accommodation
The property is approached via a small entrance porch, with a door opening directly into the living room.

The living room is positioned at the front and provides a good-sized main reception space, measuring approximately 12'0" x 11'8" (3.68m x 3.57m).

An inner lobby provides access to the remaining accommodation and includes a useful built-in storage cupboard together with a separate airing cupboard.

The kitchen measures approximately 11'8" x 5'1" (3.57m x 1.56m) and is fitted with a range of base and eye-level storage units with laminate work surfaces. The kitchen is functional in its current form, although buyers are likely to consider updating the room as part of the wider refurbishment.

The bedroom is positioned at the rear and measures approximately 12'2" x 8'0" (3.71m x 2.45m), providing space for a double bed and associated furniture.

The bathroom measures approximately 8'11" x 5'1" (2.72m x 1.56m) and is fitted with a white suite comprising a panelled bath with mixer shower above, wash hand basin and low-level WC.

Outside
The property benefits from a small open-plan garden area, together with an external storage/utility cupboard.

An allocated parking space is provided within a nearby parking bay.

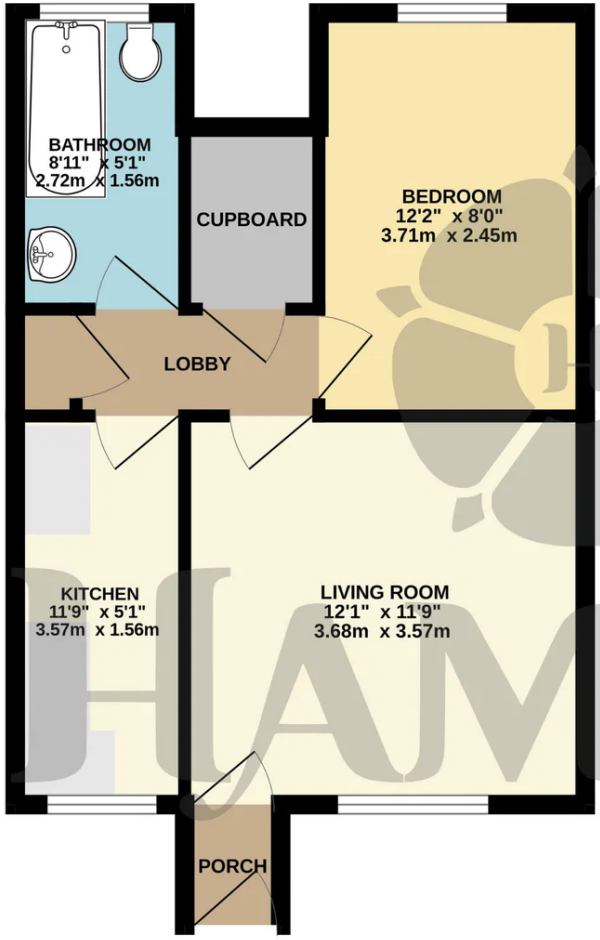
Construction & Services
Brick Under Tiled Roof
Mains Water
Mains Electric
Double Glazed Windows
Council Tax Band A - New Forest District Council

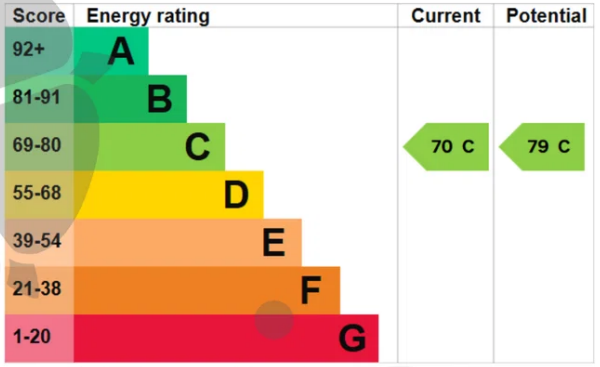
Location - The Bramblings is situated within the established West Totton area, offering convenient access to local shops, schools, bus routes and everyday amenities.

Totton town centre is within easy reach and provides a wider range of supermarkets, shops and services, while Totton railway station offers connections towards Southampton and surrounding areas.

Nearby road links also provide straightforward access to the M27, M271, Southampton and the New Forest, making the location practical for commuters and investors alike.

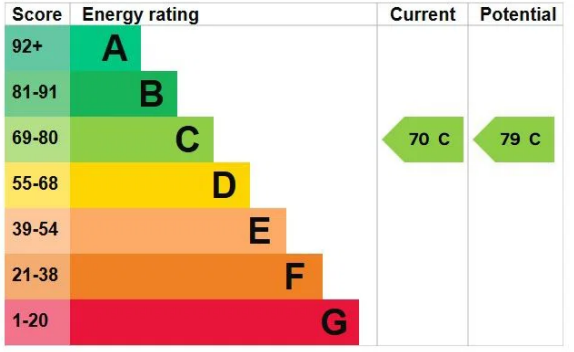
TOTAL APPROX FLOOR AREA - 41sq m. / 441sq ft.











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.

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