



Forest Mews, Totton, SO40
Southampton

£250,000

Property Type: Ground Floor Flat

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are pleased to offer for sale this well-presented 2-bedroom ground floor flat located in the centre of Totton. The property benefits from a private south-facing garden, modern open-plan kitchen with integrated appliances, en-suite to the master bedroom, and allocated parking. Offered with no forward chain, this attractive home represents an excellent opportunity for first-time buyers or investors seeking a convenient, low-maintenance property within walking distance of local amenities.



- 2 Bedroom Ground Floor Flat
- Modern Open-Plan Living Room & Kitchen
- En-Suite Shower Room To Master Bedroom
- South-Facing Private Garden
- Modern Kitchen With Integrated Appliances
- Gas Central Heating With Combi Boiler
- Double Glazed Windows Throughout
- Built-In Wardrobes To Both Bedrooms
- Allocated Parking / Convenient Central Totton Location
- No Forward Chain

Tenure - Leasehold - 125 years from June 2010

Ground Rent - £250 p/a

Service Charge - Approx. £900 per 6 months (including Building Insurance)

Location - Forest Mews, Totton, Southampton, SO40 3GL - Conveniently situated in the centre of Totton, within walking distance of shops, restaurants, supermarkets, bus routes, and Totton railway station. The property also provides excellent access to the A35 and M271, connecting to Southampton City Centre and the New Forest National Park.





Walkthrough Description

Front & Entrance: - The property is located within a modern and secure block featuring a security entry system at the front. The flat is positioned on the ground floor, with a double-glazed front door opening into a communal entrance hall, and a further door leading directly into the apartment.

Living Room: - A bright and welcoming space with a smooth ceiling, double-glazed French doors opening onto the private rear garden, two radiators, laminate flooring, fitted gas fire, and TV point. The room is open-plan to the modern fitted kitchen and offers further access to both bedrooms and the family bathroom.

Kitchen: - Contemporary in style with a smooth ceiling, recessed downlights, and double-glazed window overlooking the rear garden. Fitted with work surfaces, matching base and eye-level units with undercabinet lighting and integrated appliances including a gas hob with extractor hood, electric oven, fridge, freezer, and washing machine. A single drainer sink, gas combi boiler concealed to eye level unit, and tiled flooring complete this practical and modern space.

Bathroom: - Finished with a smooth ceiling and obscure double-glazed window to the side aspect. Includes an enclosed bath with mixer tap and shower attachment, low-level WC, wash basin, vanity mirror with light and shaver point, mirrored cabinet, and heated towel rail. Vinyl flooring fitted.

Bedroom 1: - A spacious double bedroom with smooth ceiling, double-glazed windows to the front and side aspects, two radiators, built-in double wardrobe, TV and telephone points, and fitted carpet. Door leading to:

En-Suite Shower Room: - Featuring a smooth ceiling, obscure double-glazed window to the front aspect, downlights, and extractor fan. Fitted with a shower cubicle, low-level WC, wash basin with vanity mirror above, heated towel rail, and vinyl flooring.

Bedroom 2: - Another well-proportioned bedroom with smooth ceiling, double-glazed window to the front aspect, built-in double wardrobe, radiator, and fitted carpet.

Rear Garden:

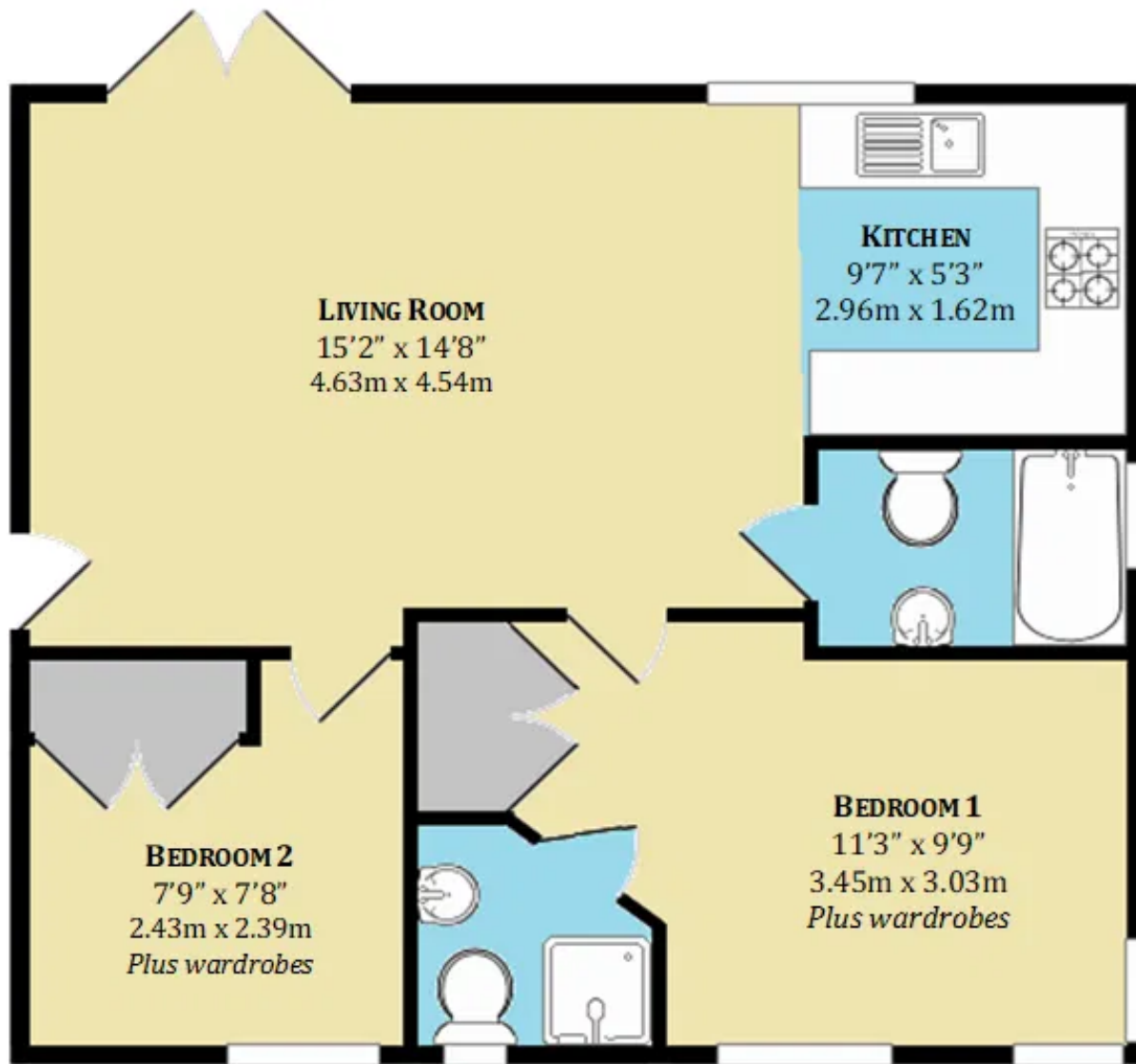
A standout feature of this home, the south-facing private garden is fully enclosed with timber fencing and landscaped for easy maintenance. Predominantly laid to patio with gravel borders, timber shed, and a gate providing side pedestrian access to the driveway and parking area. There is allocated parking to the side of the property.

Disclaimer

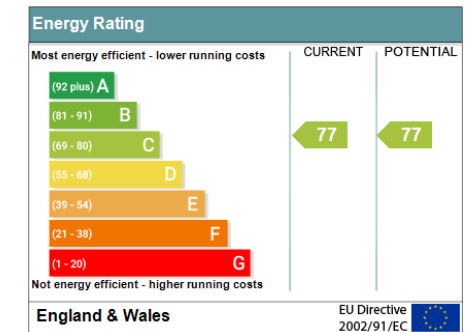
Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

Tenure: Leasehold / **Council Tax Band:** B





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