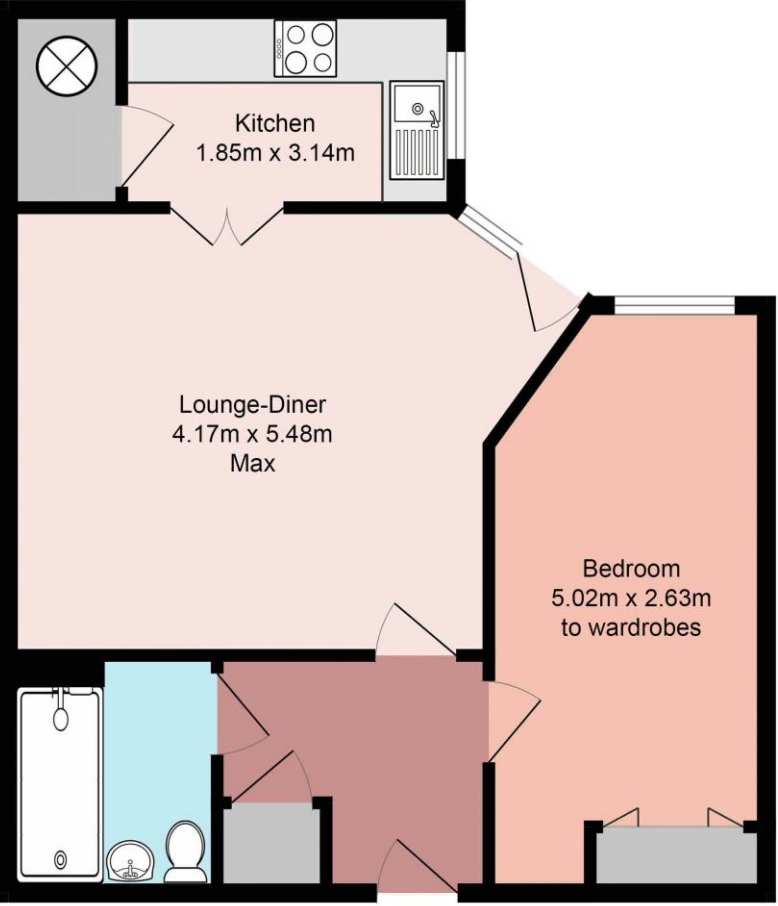




Flat 16,, Popes Court, Popes Lane, Totton, SO40 3GF
£179,950

brantons



Accommodation

Lounge-Diner - 13' 8" x 18' 0" (4.17m x 5.48m) Max

Kitchen - 6' 1" x 10' 4" (1.85m x 3.14m)

Bedroom - 16' 6" x 8' 8" (5.02m x 2.63m)

Shower Room - 7' 0" x 6' 6" (2.13m x 1.99m)

-

Property

Brantons Independent Estate Agents are pleased to offer for sale this managed over 60s first floor apartment situated in the centre of Totton. The accommodation is comprised of a spacious bedroom with fitted wardrobe, spacious lounge-diner with Juliet balcony, kitchen with large storage cupboard, and a shower room. There is also a further storage cupboard accessed via the hallway.

Additional benefits of the property include a security entrance system, emergency assistance pull cords throughout the flat and lifts to all floors. Furthermore there is the use of a communal lounge, laundry room and garden.

No forward chain is offered and In our opinion this is the preferred layout/ design of one bedroom properties within this development with its well proportioned lounge and balcony. As a result of this, Brantons are sure that an early viewing will be essential as strong interest is anticipated. Ground Rent: £425 p/a Maintenance: £2,625.40 p/a (includes building insurance) Lease: remaining 109 years remaining

Features

- *NO FORWARD CHAIN*
- Managed First Floor Over 60s Apartment
- Spacious Bedroom With Fitted Wardrobe
- Lounge-Diner with Juliet Balcony
- Kitchen with Large Storage Cupboard
- Shower Room
- Lift Access To All Floors
- Communal Lounge, Laundry Room & Garden
- Town Centre Location
- 125 Year Lease From 2007

Information

Local Authority: New Forest District Council

Council Tax Band: A

Tenure Type: Leasehold

School Catchments

- Infant: N/A
- Junior: N/A
- Senior: N/A

Distances

Motorway: 1.0 miles

Southampton Airport: 8.8 miles

Southampton City Centre: 4.2 miles

New Forest Park Boundary: 1.7 miles

Train Stations **Ashurst:** 3.5 miles

Totton: 0.4 miles

Directions

1) From our office, head west along Water Lane. 2) Take first left into Popes Lane. 3) The property will be found on the left hand side.

Energy Performance

Energy performance certificate (EPC)			
Flat 16 Popes Court Popes Lane Totton SOUTHAMPTON SO40 3GF	Energy rating B	Valid until:	14 November 2029
		Certificate number:	8461-7829-4339-5965-0992

Property type	Mid-floor flat
Total floor area	41 square metres

Rules on letting this property

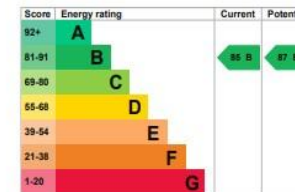
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

