



Howerd Court, Rumbridge Street, SO40
Southampton

£175,000

Property Type: Flat

Bedrooms: | Bathrooms: | Receptions:
2 | 1 | 1

We are delighted to present for sale this modern two-bedroom first floor flat, ideally situated in the centre of Totton. Built circa 2005, Howerd Court offers convenient access to the town centre, local shops, cafes, transport links and the nearby New Forest National Park, making this an excellent opportunity for first-time buyers, downsizers, or investors alike.



- Central Totton Location
- Modern 2 Bedroom First Floor Flat
- Spacious Lounge/Dining Room
- Fitted Kitchen With Space For Appliances
- Walk-In Wardrobe To Main Bedroom
- Gas Central Heating & UPVC Double Glazing
- Allocated Off Road Parking
- Secure Entry System
- Ideal For First Time Buyers Or Investors

**Ground Rent & Service Charge: £1400 p/a
Leasehold - 103 years Remaining**

Location: Howerd Court is ideally positioned in the centre of Totton, within walking distance of the local train station, bus links, and Totton's range of shops, cafes and amenities. The property also enjoys convenient access to Southampton city centre, the M27 motorway network and the beautiful New Forest National Park, offering a perfect balance of urban convenience and natural surroundings.





Summary:

Accessed via a secure communal entrance with intercom system, the property is positioned on the first floor of this well-maintained block. The apartment offers bright and spacious accommodation complemented by a neutral décor.

Upon entering, the hallway provides a welcoming feel with smooth ceilings, carpet flooring and two useful storage cupboards, one housing the electric fuse board and meter.

The lounge/dining room is generously sized, featuring double-glazed windows which allow plenty of natural light to flow through. A distinctive angled wall adds character to the layout, while an archway leads seamlessly into the fitted kitchen, complete with tiled flooring, ample work surfaces, base and eye-level units, space and plumbing for white goods, and a wall-mounted gas boiler.

The main bedroom enjoys a rear aspect and benefits from a walk-in wardrobe fitted with shelving and hanging rails. The second bedroom is equally well-proportioned and would make an ideal guest room or study.

The bathroom is fitted with a white suite comprising an enclosed bath with shower over and glass screen, WC, wash hand basin, radiator and tiled flooring with part-tiled surrounds.

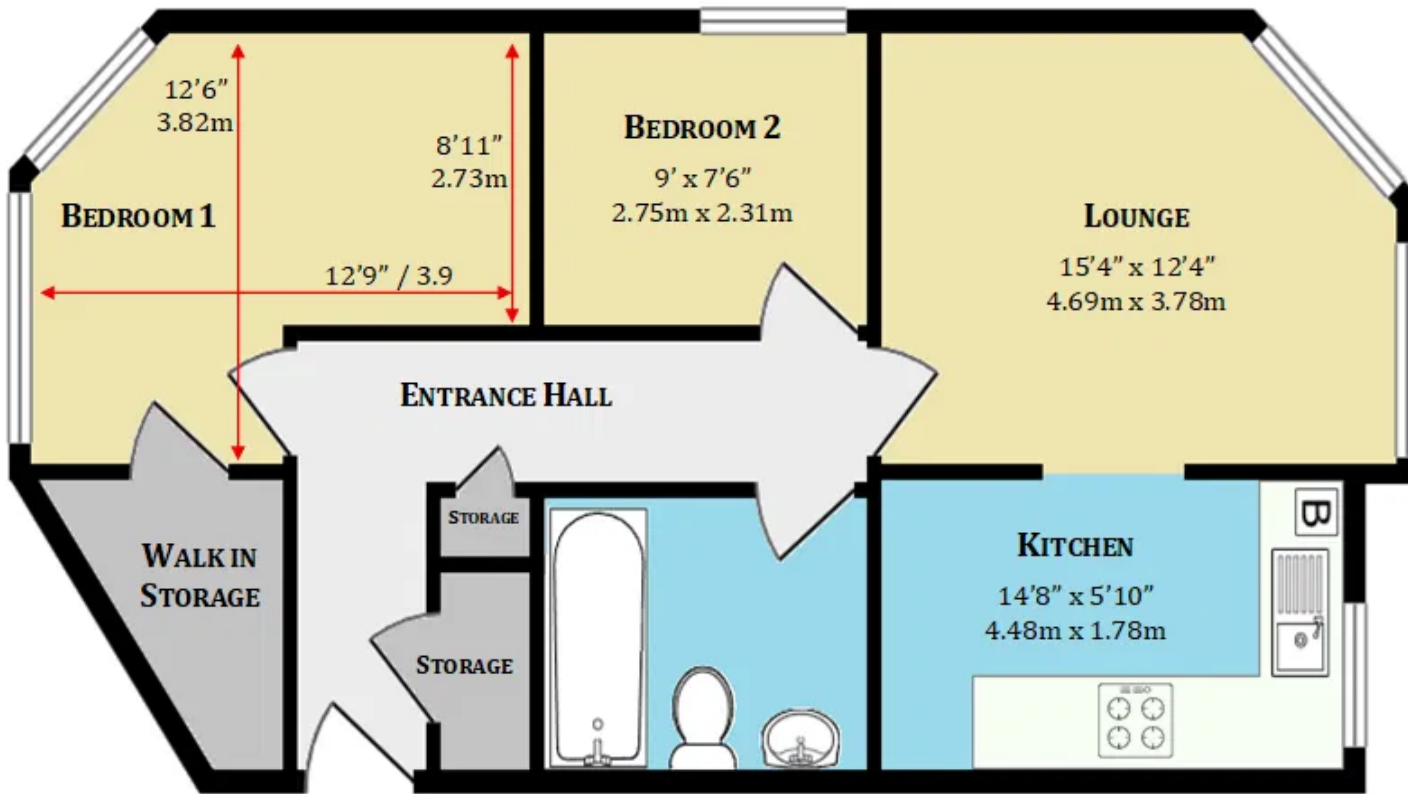
Externally, the property includes allocated parking for one vehicle within the residents' private car park, and the block offers secure communal access and well-kept communal areas.

Ground Rent and Service Charge: £1400 p/a

Leasehold - 103 years Remaining

Disclaimer: These particulars are issued in good faith and do not constitute or form part of any contract. The descriptions, dimensions, and other details are provided in good faith and are believed to be correct, but any intending purchaser must not rely on them as statements or representations of fact. All measurements are approximate, and any appliances, services or systems have not been tested.

Tenure: Leasehold / Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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