



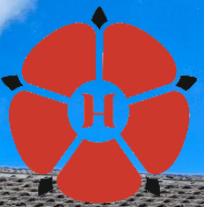
# BRITISH PROPERTY AWARDS

2017, 2018, 2019,  
2021, 2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN TOTTON





# 4 APPLEWOOD PLACE

| WEST TOTTON | SOUTHAMPTON |  
| SO40 8WG |

**PRICE GUIDE: £200,000**

Hamwic Independent Estate Agents are pleased to offer this 2 bedroom ground floor maisonette positioned in a cul-de-sac overlooking open space and woodland, this ground floor property offers convenient, single-level living. The accommodation includes a double and single bedroom, a modern adapted wet room, modern fitted kitchen, and a living room opening to a private, low-maintenance decked garden. The garden also features an insulated shed with power and direct level access to two off-road parking spaces. Ideal for first-time buyers, investors, or those seeking accessible living. Offered with no forward chain.



**- GROUND FLOOR - TWO BEDROOMS (ONE DOUBLE, ONE SINGLE) - ADAPTED WET ROOM - MODERN FITTED KITCHEN - SPACIOUS LIVING ROOM WITH ACCESS TO THE GARDEN - PRIVATE AND LOW MAINTENANCE DECKED GARDEN -**  
**- TWO OFF-ROAD PARKING SPACES -**  
**- NO FORWARD CHAIN -**





**Front** – open to the front and overlooking open space and woodland, off road parking area to the side with access to the rear garden. Storage cupboard and door into;

**Hall** – fuseboard/meter, electric radiator, engineered laminate flooring, storage cupboard, airing cupboard housing hot water tank and doors to;

**Living Room** – textured ceiling, double glazed door and window to the rear/garden, electric radiator, engineered laminate flooring and door to;

**Kitchen** – smooth ceiling, vinyl flooring, double glazed window to the rear aspect. Work surfaces with units to the base level with further matching eye level units, space and plumbing for washing machine, integrated electric hob and vertical oven, space for standing fridge/freezer. Part tiled surrounds.

**Bedroom 1** – textured ceiling, double glazed window to the front aspect, engineered laminate flooring and electric radiator.

**Bedroom 2** – textured ceiling, double glazed window to the front aspect, engineered laminate flooring and electric radiator.

**Bathroom** – textured ceiling, part tiled walls, low level WC, wash basin, aqua vinyl flooring and electric shower to the wall with shower curtain fitted.

**Rear Garden** – wooden decked rear garden, which is enclosed with wooden fencing, garden shed which is insulated with power fitted. Gate to the rear offering access to the off road parking area.

**Tenure:** Leasehold – 87 Years Remaining

**Ground Rent** - £100 p/a

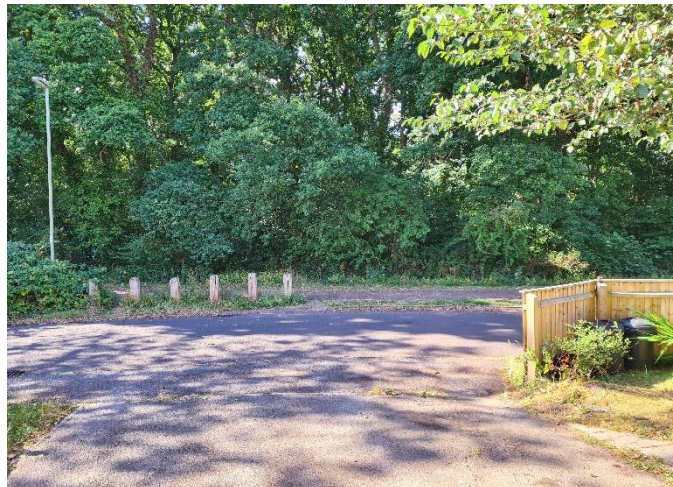
**Council Tax Band:** C - NFDC

**Mains** Electricity, Water and Drainage

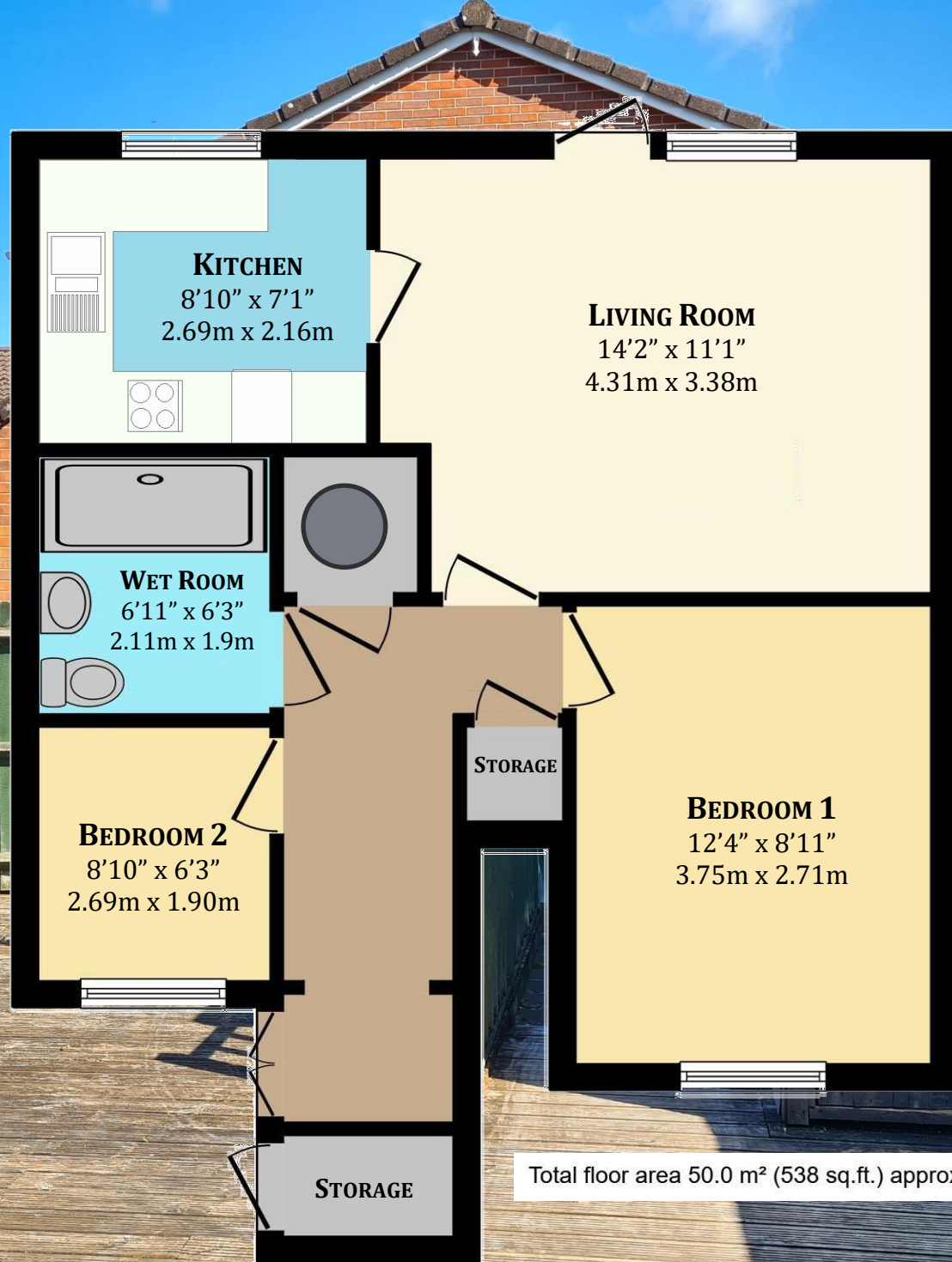
**Heating:** Electric Heating

**Construction:** Brick elevations under a tiled roof

**Broadband** – Ultra-Fast broadband up to 1800 Mbps available. (Ofcom)







Total floor area 50.0 m<sup>2</sup> (538 sq.ft.) approx



**Tenure:** Leasehold – 87 Years Remaining

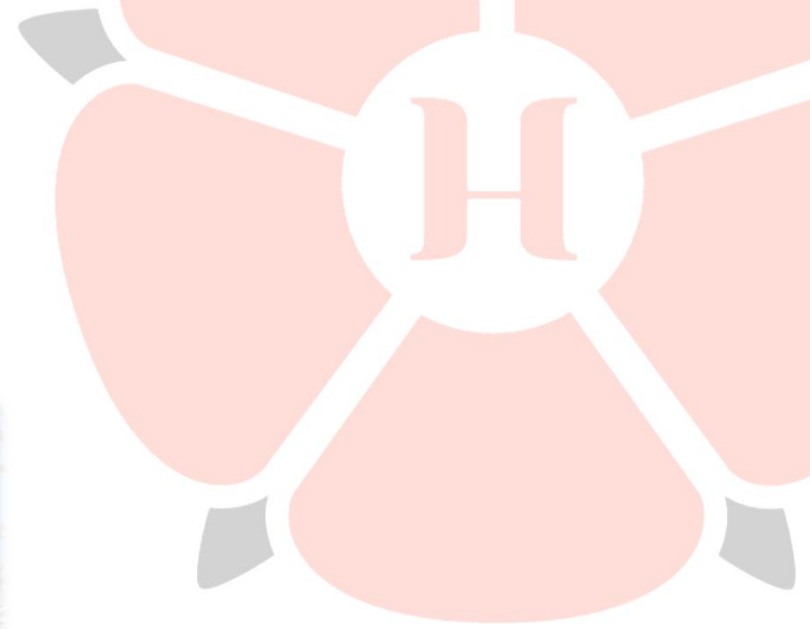
**Council Tax Band:** B - NFDC

**Mains Electricity, Water and Drainage**

**Heating:** Electric Heating

**Construction:** Brick elevations under a tiled roof

**Broadband** – Ultra-Fast broadband up to 1800 Mbps available. (Ofcom)



...a coincidence

"Not all estate agents are the same!"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		



## VIEWING ARRANGEMENTS ~ BY APPOINTMENT ONLY

**HAMWIC INDEPENDENT ESTATE AGENTS LTD ~ 3 – 4 SOUTH PARADE ~ SALISBURY ROAD ~ SOUTHAMPTON ~ SO40 3PY ~**

**TEL NO: 02380 663999 ~ EMAIL: ENQUIRIES@HAMWICESTATEAGENTS.CO.UK**

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: 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 the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as a general guidance. You must verify the dimensions carefully before ordering carpets or any built-in-furniture.

Services: 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 reports before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representation 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 Hamwic Independent Estate Agents Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.