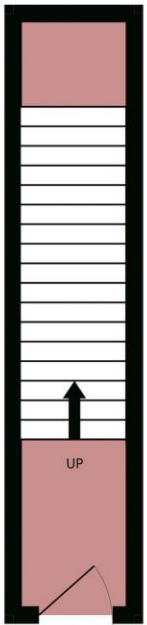


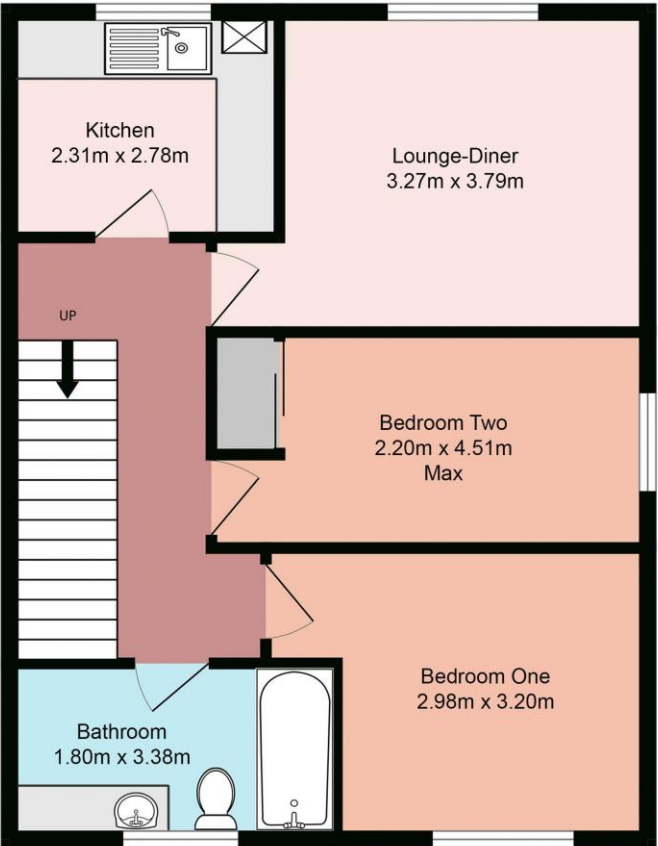


Flat 18, Royston Court, Stanley Road, Totton, SO40 3PS
£175,000

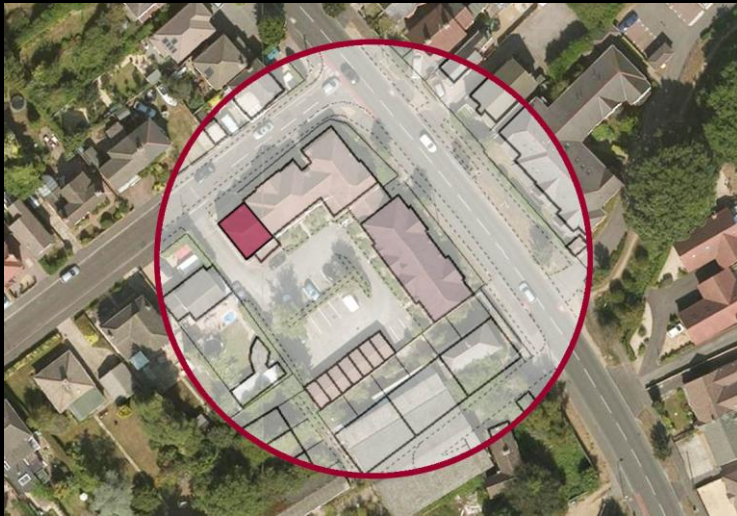
brantons



Ground Entrance



First Floor



Accommodation

Lounge-Diner 10' 9" x 12' 5" (3.27m x 3.79m)
Bedroom One 9' 9" x 10' 6" (2.98m x 3.20m)
Bedroom Two 7' 3" x 14' 10" (2.20m x 4.51m) Max
Bathroom 5' 11" x 11' 1" (1.80m x 3.38m)
Kitchen 7' 7" x 9' 1" (2.31m x 2.78m)

Property

Brantons Independent Estate Agents are delighted to present to the market a rare and exciting opportunity to purchase this spacious purpose built maisonette with its own private entrance, and situated in a convenient location within Totton. The accommodation is comprised of a lounge-diner, kitchen, two bedrooms and a family sized bathroom. Additional benefits of the property include resident's parking, UPVC double glazing, and a modern boiler. The property's location provides easy access to nearby shops, amenities and transport links. The owner has subjected the property to redecoration throughout with freshly painted walls and new carpets, allowing a potential purchaser the ability to move straight in. Being the only maisonette in the block and adjoined to just one neighbour, we believe this property is wonderfully positioned. No forward chain is offered and Brantons suggest that an early viewing will be essential to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Recently Redecorated First Floor Maisonette (Private Entrance)
- Two Bedrooms
- Lounge-Diner
- Kitchen

- Sizable Bathroom
- UPVC Double Glazing & Gas Central Heating (Modern Boiler)
- Residents Parking
- Service Charge £950 per Annum
- Remainder of 125 Year Lease (Commenced 1990)

Information

Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Leasehold
School Catchments
 Infant: Oakfield
 Junior: Oakfield
 Senior: Testwood

Distances

Motorway: 1.8 miles
Southampton Airport: 9.9 miles
Southampton City Centre: 5.1 miles
New Forest Park Boundary: 2.6 miles
Train Stations
 Ashurst: 4.3 miles
 Totton: 1.3 miles

Directions

1) From our office proceed North on Salisbury Road/A36.
2) Continue for approximately 0.9 miles. 3) The property will be found on the left hand side.

Energy Performance

Energy performance certificate (EPC)

Flat 18
Royston Court
Stanley Road
SOUTHAMPTON
SO40 3PS

Energy rating
D

Valid until: 4 July 2033
Certificate number: 2706-3028-4206-2687-2204

Property type: Top-floor flat
Total floor area: 59 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 D. It has the potential to be D.

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

Score | Energy rating | Current | Potential

92+
81-91
69-80
55-68
39-54
21-38
1-20

A
B
C
D
E
F
G

99 D
91 D

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

The Property Ombudsman

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.

