



First Floor Flat, Stannington Crescent, SO40  
Southampton

£175,000



Property Type: Flat

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

*We are delighted to present this beautifully presented two bedroom first floor apartment, positioned within a small and modern development on the edge of Totton town centre. The property offers stylish, low-maintenance living and will appeal to first-time buyers, investors and those seeking a convenient location close to local amenities and transport links.*

- First Floor Apartment
- Two Well-Proportioned Bedrooms
- Smooth Ceilings Throughout
- Modern Re-Fitted Kitchen
- Contemporary Bathroom With Shower
- Open-Plan Living And Kitchen Area
- Juliette Balcony To Living Space
- Double Glazed Windows
- Gas Central Heating
- No Onward Chain

#### **Tenure Information**

*Tenure: Leasehold*

*Lease: 189 years from 2006 (approximately 169 years remaining)*

*Ground Rent: £nil*

*Service Charge: £2,200 (most recent demand)*

*Location - Totton is situated approximately three miles west of Southampton and offers a wide range of shopping, leisure and schooling facilities, from infant through to secondary education. The area benefits from excellent transport links, including Totton railway station, easy access to the M27 (junctions 2 and 3), and is within a short drive of the New Forest, Lepe Country Park and the coastline at Calshot.*







The accommodation is well proportioned and finished to a contemporary standard throughout, with smooth ceilings, attractive flooring and a modern colour palette creating a light and welcoming feel. The open-plan living space forms the heart of the home, with French doors opening to a Juliette balcony, allowing natural light to flow into the room.

The kitchen is modern, offering a clean and practical layout with integrated oven, hob and extractor, ample storage cupboards and generous work surface space. The bathroom is equally well presented, fitted with a modern white suite and a shower over the bath.

Both bedrooms are well sized, with the principal bedroom enjoying built-in wardrobes, while the second bedroom is also a comfortable double, making this an ideal home for sharers, guests or home working.

The property is currently rented and is being offered to the market with no onward chain, providing a straightforward purchase opportunity.

#### **Accommodation -**

##### *Hallway (4.03m x 1.11m)*

A spacious and welcoming entrance hall with smooth ceiling and access to all principal rooms.

##### *Living Room / Kitchen Area (3.14m x 5.64m)*

A bright open-plan living space featuring solid oak flooring, French doors opening to a Juliette balcony and ample room for both lounge and dining furniture. Open to the kitchen area, which is fitted with modern units, integrated oven, hob and extractor, and generous worktop space.

##### *Bedroom One (2.52m x 4.32m)*

A light and airy main bedroom with built-in wardrobes.

##### *Bedroom Two (2.03m x 4.91m)*

A well-proportioned second bedroom, also benefiting from built-in wardrobe storage.

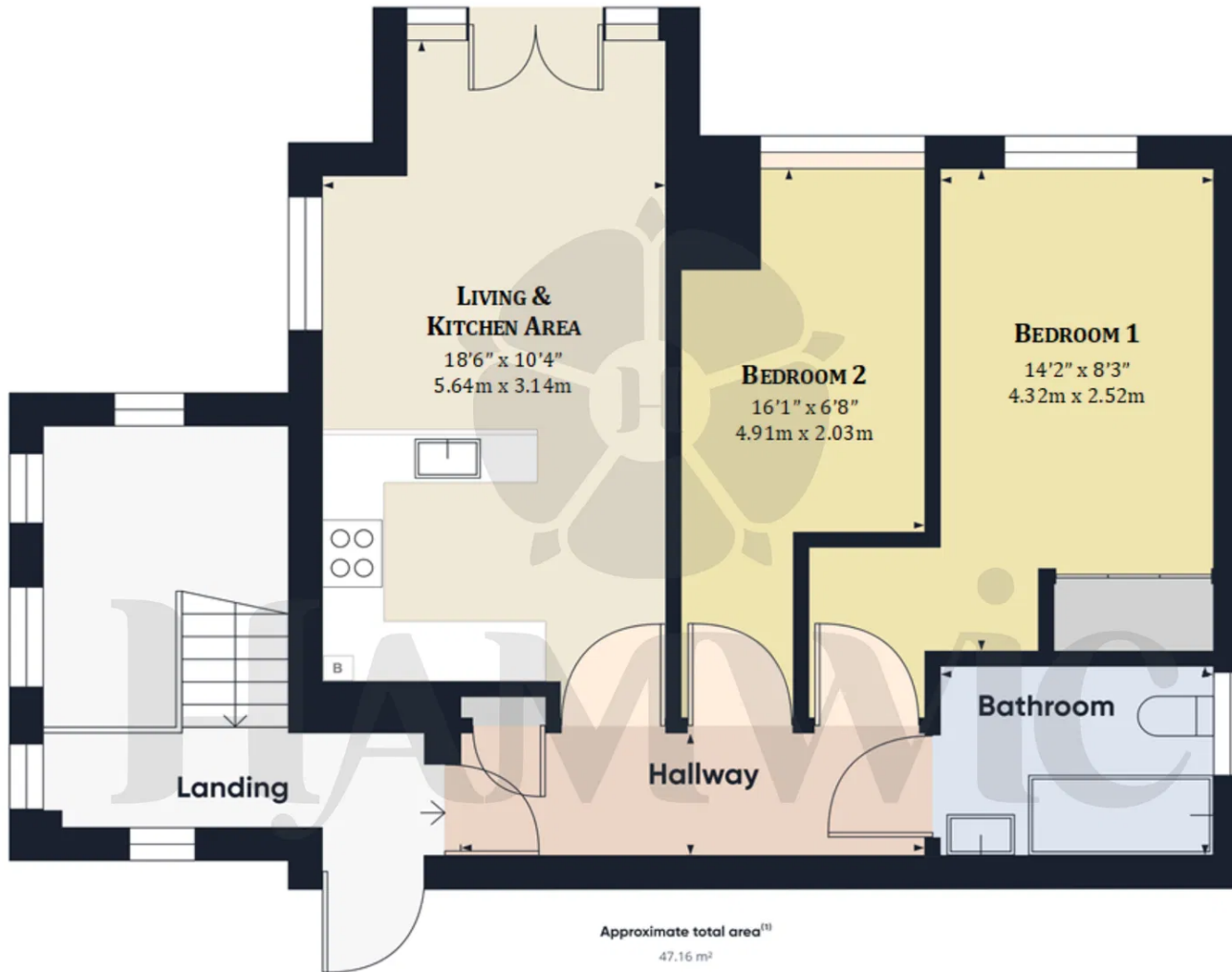
##### *Bathroom (2.39m x 1.69m)*

Modern white suite comprising panelled bath with shower over, wash basin and WC.

**External** - Communal grounds to the front of the building, communal bicycle store and on-road parking available nearby.

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





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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