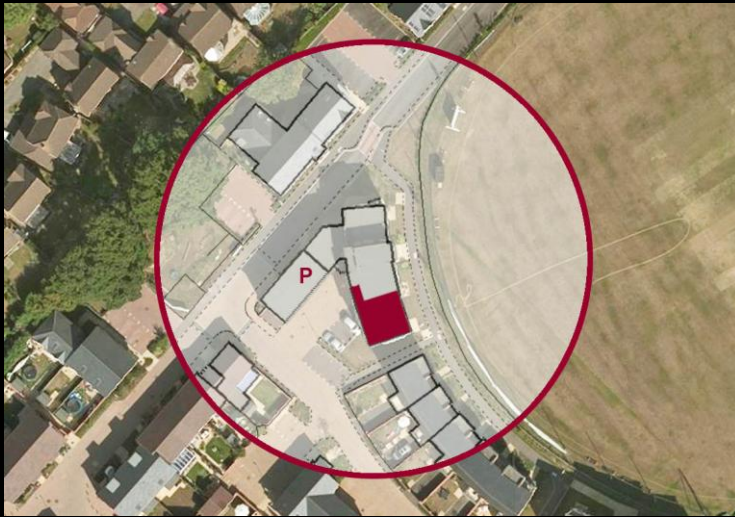
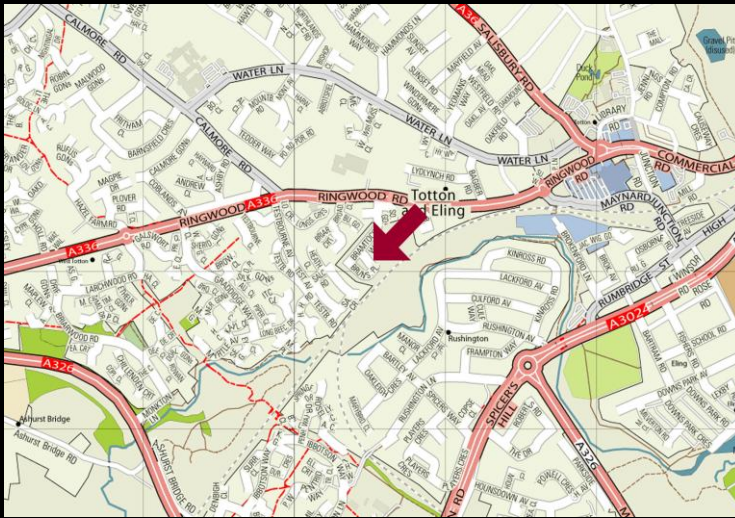
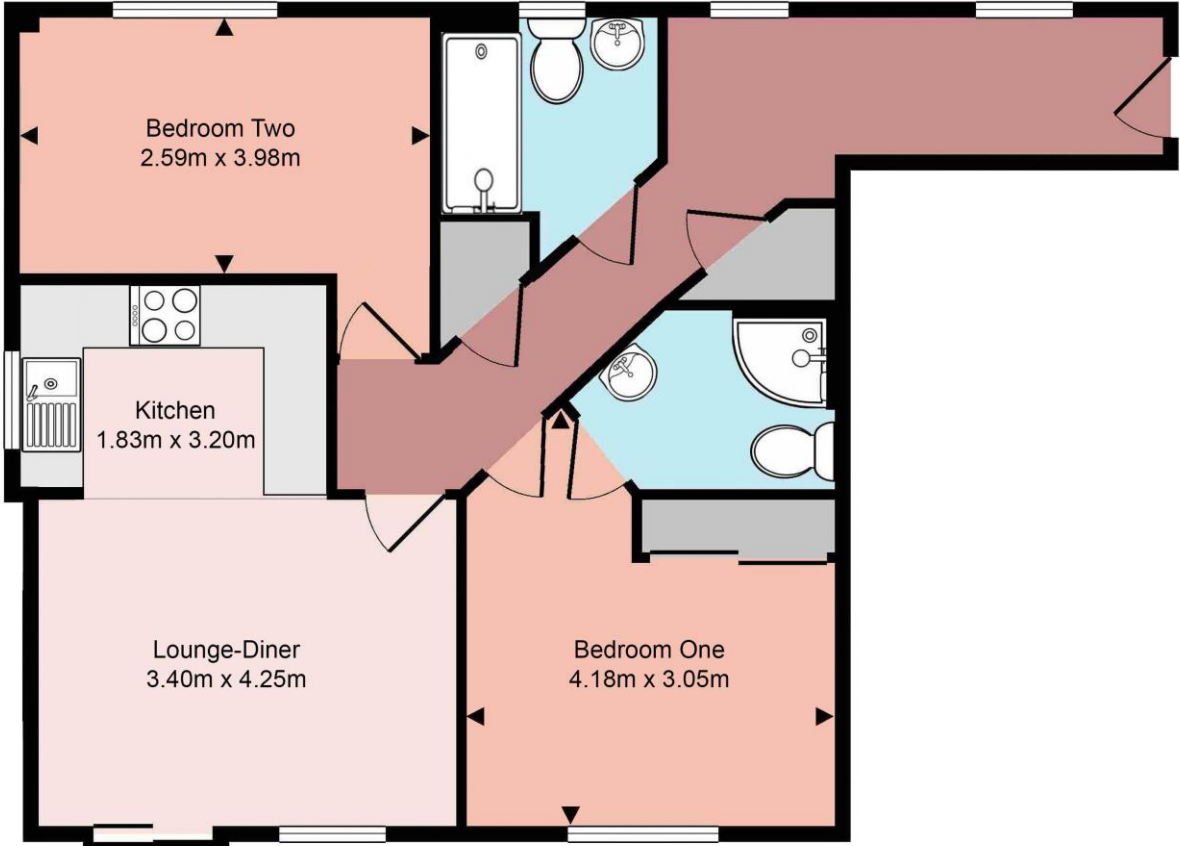




17, Brunswick Place, Totton, SO40 8AJ
£230,000

brantons



Accommodation
Lounge-Diner 11' 2" x 13' 11" (3.40m x 4.25m)
Kitchen 6' 0" x 10' 6" (1.83m x 3.20m)
Bedroom One 13' 9" x 10' 0" (4.18m x 3.05m) Maximum
Bedroom Two 8' 6" x 13' 1" (2.59m x 3.98m)
Shower Room 6' 11" x 7' 1" (2.10m x 2.17m) Maximum
En-suite 6' 0" x 7' 6" (1.83m x 2.29m) Maximum

Property
As sole agents, Brantons Independent Estate Agents are proud to offer for sale, this surprisingly spacious purpose built apartment constructed in 2012 by reputable builders Linden Homes. The accommodation comprises of two double bedrooms with the master benefiting from en-suite facilities, lounge-diner with Juliet balcony, open-plan fitted kitchen and a family sized shower room. Additional features of the property include allocated parking and the use of both a communal bicycle and separate bin store. The front of the property provides a pleasant outlook onto a private cricket green. Brantons are sure that an internal inspection is a must to fully appreciate the location and accommodation on offer.
AGENTS NOTES: The ground rent is £323.34 PA, the service charge is approximately £1,200 PA, and there is approximately 112 years reamaining on the lease.

Features
<ul style="list-style-type: none">*NO FORWARD CHAIN*Modern Purpose Built Apartment Built c. 2012Two Double Bedrooms with En-suite to MasterLounge-Diner with Juliet BalconyKitchen with Integral AppliancesModern Family Sized Shower RoomAllocated Car ParkingCommunal Bicycle Storage & Bin StorePleasant Front Outlook Over Cricket GreenPopular Conveniently Set Location

Information
Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Leasehold
School Catchments <div>Infant: Lydlynch</div> <div>Junior: Abbotswood</div> <div>Senior: Testwood</div>

Distances
Motorway: 1.6 miles
Southampton Airport: 8.9 miles
Southampton City Centre: 5.0 miles
New Forest Park Boundary: 1.1 miles
Train Stations <div>Ashurst: 3.7 miles</div> <div>Totton: 1.0 miles</div>

Directions
1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road/A336. 3) At the next roundabout continue straight across. 4) Continue on Ringwood Road for approximately 0.4 miles. 5) Take the second left into Southern Gardens and follow the road into Bramtoco Way. 6) Turn left into Brunswick Place where the property will be found towards the end of the cul-de-sac.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</div></div></div></div><div>Property type</div><div>Total floor area</div><div>Rules on letting this property</div><div>Properties can be rented if they have an energy rating from A to E.</div><div>If the property is not EPC G, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).</div><div>Energy efficiency rating for this property</div><div>See how to improve this property's energy performance.</div><div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div></div>

