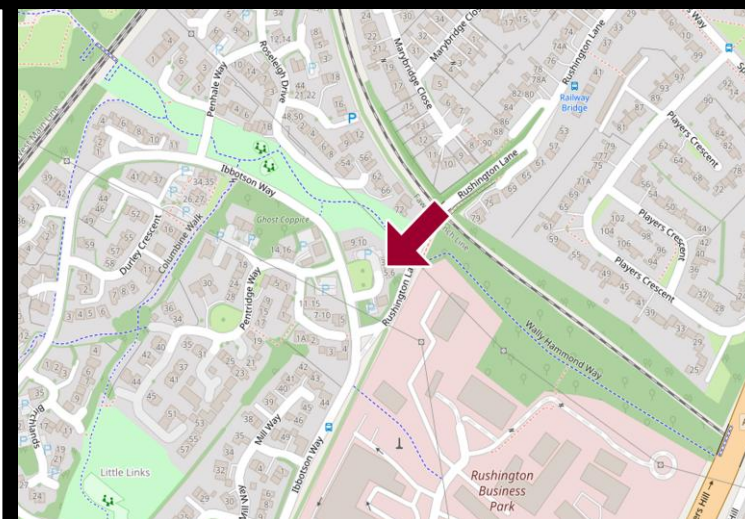
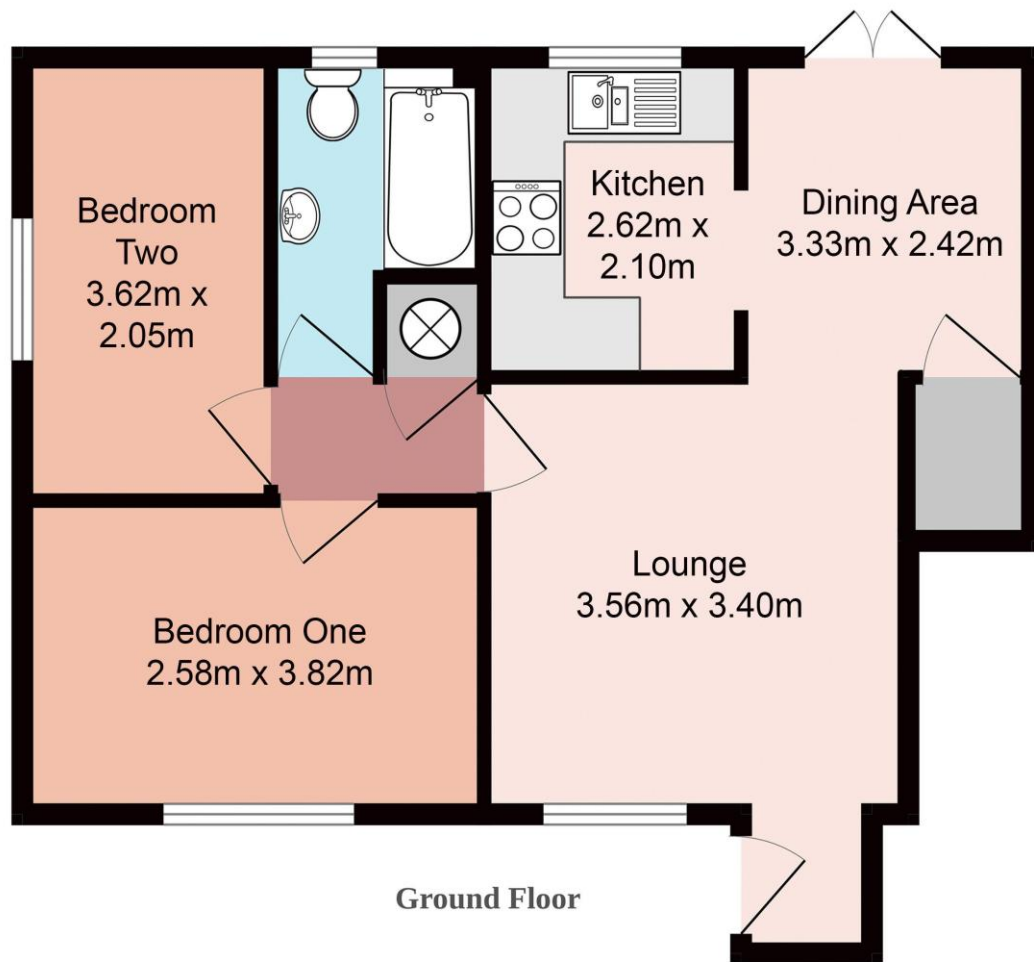




3, Lambert Way, Totton, SO40 7JZ
£219,950

brantons



Accommodation

Lounge

11' 8" x 11' 2" (3.56m x 3.40m)

Dining Area

10' 11" x 7' 11" (3.33m x 2.42m)

Kitchen

8' 7" x 6' 11" (2.62m x 2.10m)

Bedroom One

8' 6" x 12' 6" (2.58m x 3.82m)

Bedroom Two

11' 11" x 6' 9" (3.62m x 2.05m)

Bathroom

8' 7" x 5' 6" (2.62m x 1.67m)

Property

Situated in the highly sought after residential area of Ashurst Bridge, Brantons Independent Estate Agents are delighted to offer for this modern ground floor purpose built maisonette. The accommodation is comprised of two bedrooms, lounge, open plan dining area with French doors, modern kitchen and a bathroom.

Additional benefits of the property include allocated car parking and a private enclosed rear garden which is accessed via the property itself and is largely laid to low maintenance artificial turf, with patio seating area. An internal inspection is essential to fully appreciate the location and accommodation available.

Features

▪ Modern Purpose Built Maisonette

▪ Two Bedrooms

▪ Lounge & Dining Area

▪ Modern Kitchen

▪ Refitted Bathroom

▪ UPVC Windows & Door

▪ Allocated Car Parking

▪ Enclosed Garden Directly Accessed from Property

▪ Service Charge £720 PA (inc. Buildings Insurance) / Ground Rent £126 PA

▪ 89 Years Remaining on Lease

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Leasehold

School Catchments

Infant: Foxhills

Junior: Foxhills

Senior: Hounslowdown

Distances

Motorway: 2.5 miles

Southampton Airport: 9.9 miles

Southampton City Centre: 5.7 miles

New Forest Park Boundary: 0.7 miles

Train Stations

Ashurst: 2.2 miles

Totton: 2.0 miles

Directions

From our office head south on Salisbury Road/A36. At the round-about take the 3rd exit on to Ringwood Road /A336. At the round-about take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take 2nd right into Rose Road. Take 2nd right into Bartram Road. Join the A35 and at the round-about take the third exit onto the A35 travelling east. Take first left into Rushington Ave. Turn left into Lackford Ave. Turn Left into Bartley Ave. Turn left into Rushington Lane and continue over the bridge. Turn right into Ibbotson Way. Turn right into Hambert Way.

Energy Performance

Energy performance certificate (EPC)

3, Hambert Way
Totton
SOUTHAMPTON
SO40 7JZ

Energy rating
D

Valid until: 11 January 2030

Certificate number: 8700-6629-4150-9891-2202

Property type

Ground-floor flat

Total floor area

51 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 C.

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

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

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

65 D

71 C

39-54

E

21-38

F

1-20

G

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.

