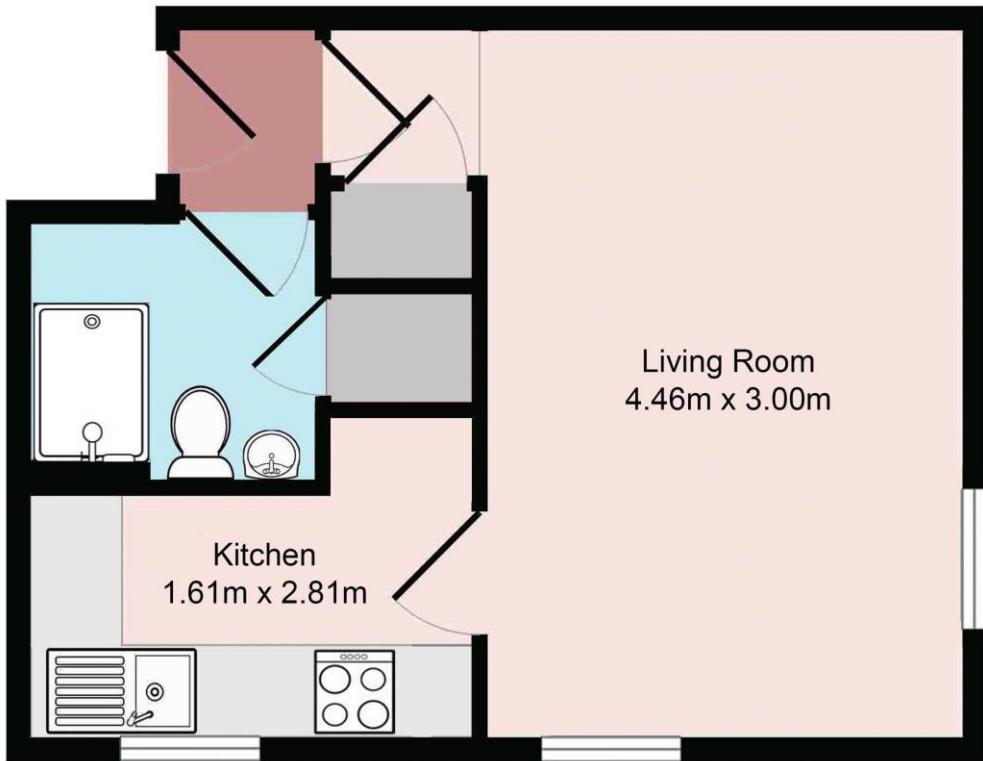




35, Alfred Close, Totton, SO40 8TD  
£109,950

brantons



## Accommodation

Living Room 14' 8" x 9' 10" (4.46m x 3.00m)

Kitchen 5' 3" x 9' 3" (1.61m x 2.81m) Plus Recess

Shower Room 5' 6" x 6' 2" (1.67m x 1.88m)

## Directions

1) From our office head west on Water Lane. 2) At the end of the road, turn right onto Calmore Road. 3) Take the third left onto Michigan Way. 4) Take the first left onto Stonechat Drive. 5) Take the fourth left onto Goldcrest Lane. 6) At the end of the road turn right into Alfred Close. The property can be found in the left hand corner.

## Property

Situated in the sought after residential area of West Totton, Brantons Independent Estate Agents are pleased to present for sale this recently redecorated ground floor purpose built studio flat. The property has been recently returned to the owners following a single tenancy let of sixteen years. UPVC glazing throughout, with an EPC rating of C and a low management charge of £50 pcm the property offers an affordable living space. The accommodation comprises a living area, modern kitchen and a shower room. Additional benefits include a communal garden and resident's car parking area. The property could be suited to a first time buyer or a 'Buy To Let' investor due to its excellent rental yield. No forward chain is offered and an internal inspection will be necessary to fully appreciate the location and opportunity on offer. Living Room: redecorated, new modern wide slatted blinds, new carpet, modern programmable High Heat Retention storage heater and a full height cupboard. Kitchen: modern kitchen units, induction hob, plumbing for washing machine, space for a fridge/freezer, laminate flooring. Shower room: modern basin, low level WC, shower enclosure with electric shower and extract fan, large storage cupboard, vinyl flooring.

## Features

- \*NO FORWARD CHAIN\*
- Recently Redecorated Ground Floor Purpose Built Studio Apartment
- Living Room
- Modern Kitchen
- Communal Garden
- Allocated Car Parking
- Excellent First Purchase or 'Buy-To-Let' Investment
- Service Charge £50 PCM
- 999 Year Lease From 01 January 1980 (955 Years

## Information

Local Authority: New Forest District Council

Council Tax Band: A

Tenure Type: Leasehold

School Catchments Infant: N/A

Junior: N/A

Senior: N/A

## Distances

Motorway: 2.3 miles

Southampton Airport: 10.2 miles

Southampton City Centre: 6.9 miles

New Forest Park Boundary: 0.7 miles

Train Stations Ashurst: 3.3 miles

Totton: 2.0 miles

## Energy Performance

### Energy performance certificate (EPC)

35 Alfred Close Totton SOUTHAMPTON SO40 8TD	Energy rating <b>C</b>	Valid until: 2 June 2035
		Certificate number: 0875-3049-8206-3185-5204

Property type Ground-floor flat  
Total floor area 25 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>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

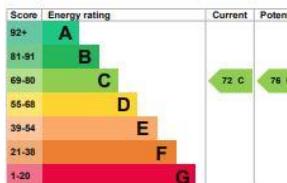
[See how to improve this property's energy efficiency.](#)

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



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

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