



Junction Road

Totton, Hampshire Totton

**2 Bedroom
maisonette**

£197,000 Leasehold

PARKERS





24 Junction Road, Totton, Hampshire, SO40 9HH

Description

- Large 2-bedroom maisonette
- Kitchen with white goods
- Luxury shower room
- UPVC double glazing
- Garage and parking
- Council Tax Band B
- Energy Rating : D
- No Chain
- PROPERTY REF: 2055

This fabulous 2-bedroom first floor maisonette has been extensively refurbished in recent years and includes a fully fitted Kitchen with separate breakfast area, a luxury shower room, new UPVC double glazing and a high standard of finish.

The property benefits from private allocated parking, plus a further shared area, together with a single garage. The need for parking is somewhat negated by the convenience of the location, with a myriad of shops, facilities and public transport close to hand.

Agents notes: The property is currently rented and being sold with vacant possession available after 29 November 2025, subject to 2 x month's notice beforehand.

Tenure: Leasehold: 999 years from 24 June 1973. Approximately 947 years remaining.

Ground rent: £7.50 half yearly.

Buildings insurance: most recent year £339.

EPC rating: 'D'.

Council Tax: Band 'B'. New Forest District Council (TOTTON & ELING) £1,832.93 for year 2025 / 2026.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. 1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.08 miles)
6. Cross the railway line, and the property is on the left-hand side.

Locality: Totton:

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

Hours of business: We're open for business Monday - Friday 9.00am - 4.30pm.

Understanding Stamp Duty: A Simple Explanation

Imagine you're buying a house - it's a big purchase! Just like with some other things you buy, the government has a tax on buying property, and it's called Stamp Duty Land Tax (or just stamp duty for short). This tax applies if you're buying a home in England or Northern Ireland that costs more than £125,000. If you're buying in Wales or Scotland, they have their own similar taxes.

Think of the price of the house being divided into different chunks, or "bands." For each of these price chunks, there's a different percentage of tax you need to pay. It works a bit like this: you don't pay any tax on the very first bit of the price, but as the price goes higher, the percentage you pay on the extra bit also goes up.

How much is stamp duty?

Here's a breakdown of the different price bands and the tax rate for each, starting from April 1, 2025:

Price of the Property Tax Rate

Up to £125,000: 0%

£125,001 to £250,000: 2%

£250,001 to £925,000: 5%

£925,001 to £1.5 million: 10%

Let's look at an example:

Imagine you buy a house for £850,000 in April 2025. Here's how the stamp duty would be worked out:

On the first £125,000, you pay 0% tax = £0

On the next £125,000 (the part between £125,001 and £250,000), you pay 2% tax = £2,500

On the remaining £600,000 (the part between £250,001 and £850,000), you pay 5% tax = £30,000

So, the total stamp duty you'd owe is £0 + £2,500 + £30,000 = £32,500.

Who has to pay stamp duty?

Generally, if you're buying a residential (a place to live) property for more than £125,000, you'll need to pay stamp duty. There are different rules if you're buying a property that isn't just for living in, like a shop with a flat above it.

How do you pay stamp duty?

Usually, your solicitor (the legal person helping you with the house purchase) will handle all the paperwork and payment for you. You don't usually have to deal with it directly.

When do you pay stamp duty?

The stamp duty needs to be paid to the government within 14 days of when you officially become the owner of the property. Your solicitor should make sure this happens on time.

What about first-time buyers?

Yes, even if it's your first time buying a property, you still might have to pay stamp duty, but the rules are a bit different and can be more favourable for lower-priced homes. For example, if you buy a house for £500,000 as a first-time buyer in April 2025, you wouldn't pay any stamp duty on the first £300,000, and then you'd pay 5% on the remaining £200,000, which would be £10,000 in total. However, if the property costs more than £500,000, the regular stamp duty rules apply.

Are there any situations where you don't pay stamp duty?

There can be some situations where you might not have to pay stamp duty, or you might pay a different rate. For example, if you're buying a second home or a property to rent out (buy-to-let) from October 2024, you'll usually pay an extra 5% on top of the standard rates. Also, if you're not a UK resident, you might have to pay an extra 2% when buying a property in England or Northern Ireland.

Can you add stamp duty to your mortgage?

It might be possible to add the cost of stamp duty to your mortgage, but it depends on the mortgage lender. It's a good idea to speak to a mortgage advisor to see if this is an option for you.

Hopefully, this explanation makes stamp duty a bit clearer! Let us know if you have any other questions.



Accommodation Comprises

Hallway

Private front door, with stairs to the first floor Hallway. Open to the Living Room. Doors to all other rooms. Built-in wardrobe cupboard. Built-in airing cupboard.

Living Room : 24.80' x 14.24' (7.56m x 4.34m)

Spacious reception room, with breakfast bar to one end (tumble dryer under). Serving hatch to:

Kitchen : 10.04' x 10.89' (3.06m x 3.32m)

A modern fitted kitchen with ample storage and work-surface. Integral oven, hob, extractor, refrigerator and dishwasher.

Bedroom 1 : 10.60' x 10.43' (3.23m x 3.18m)

Comfortable double bedroom. As with the rest of the property, it features a wood-effect vinyl flooring, overlaid currently with carpet (can be removed if required).

Bedroom 2 : 10.40' x 6.73' (3.17m x 2.05m)

Large second bedroom.

Shower Room : 6.59' x 5.38' (2.01m x 1.64m)

Modern purpose shower room comprising shower cubicle with double shower head, vanity unit and WC.

Garage & Parking

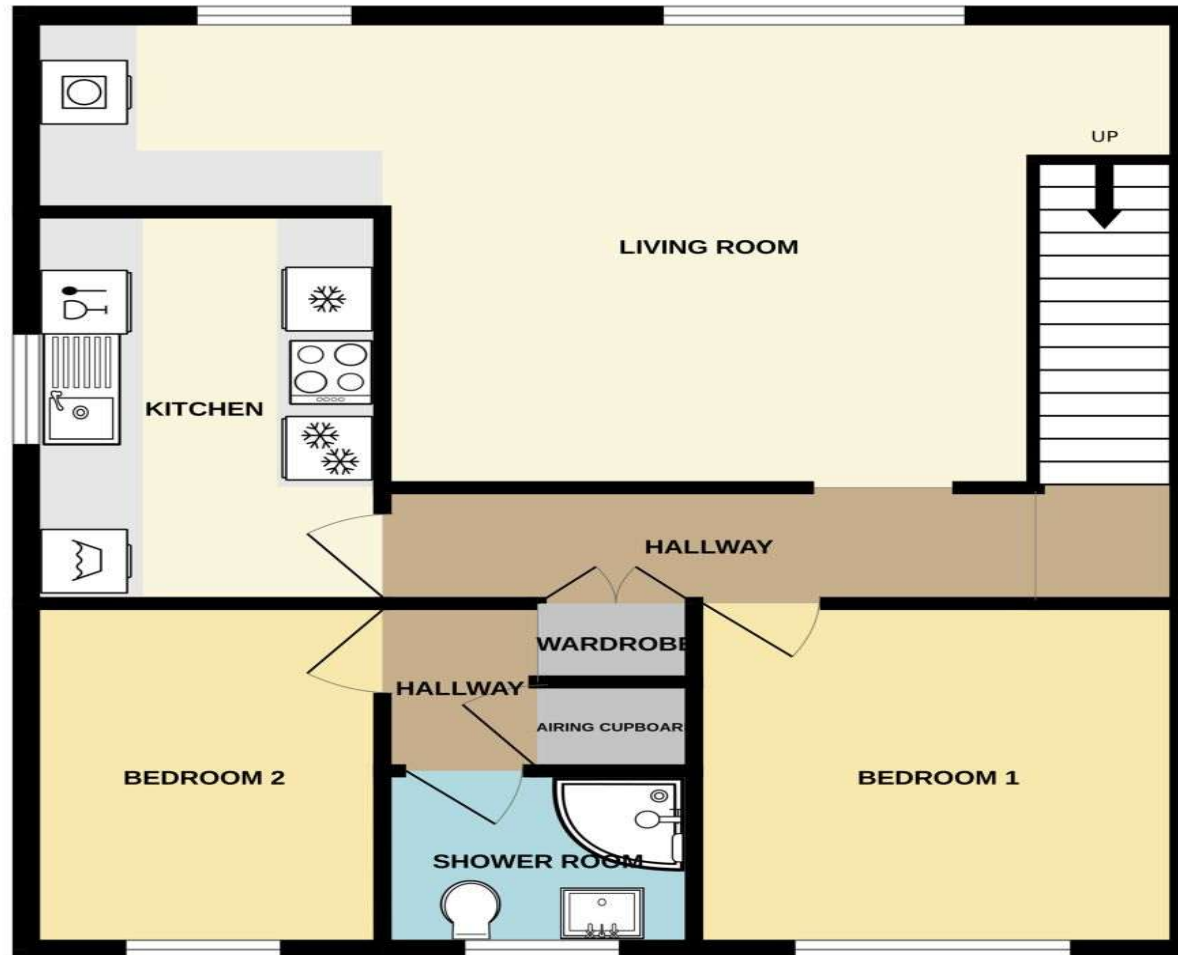
Single garage to the rear of the property. Generous, allocated parking space. Further area of shared parking.

Certificate Number : 9996-0200-9407-4545-7010

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9996-0200-9407-4545-7010>

FIRST FLOOR MAISONNETTE
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lease : 947 years remaining

Service Fees : Insurance approx. £339 per annum

Ground Rent: £7.50 half yearly

Broadband:

Basic 20 Mbps

Superfast 80 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin



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