



**Salisbury Road**

**2 Bedroom first  
floor flat**

**£185,000 Leasehold**

Totton, SOUTHAMPTON





## The Brambles, 242-244 Salisbury Road, Totton, Hampshire, SO40 3GH

### Description

- No Chain
- En-suite to master
- Kitchen with white goods
- Security entry system
- Neutral decoration
- PROPERTY REFERENCE: 405
- 2 bedrooms
- Balcony
- Gas central heating
- First floor position
- EPC rating: B.

**Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings & Landlord Sales for expert advice and assistance.**

A comfortable 2-bedroom, 2-bathroom side-facing first floor apartment with private balcony, in this modern development on the outskirts of the town. 'The Brambles' is a small, well-kept development conveniently located near to shops, schools, public transport and Totton Leisure Centre

The property has gas central heating, full UPVC double-glazing and allocated parking to the rear.

**Agents notes:** The property is currently rented and being sold with vacant possession with 2 x month's notice. An investor buyer may be interested in retaining the incumbent tenants. Please contact us for tenancy information.

#### Tenure: Leasehold

The Lease: 155 years from 01 March 2004. Approximately 135 years now remaining.

**Ground Rent:** We are informed that the ground rent payable is £110 per annum.

**Service Charge:** We are informed that the service charge is £1097 for the most-recent completed year.

**EPC rating:** 'B'.

**Council Tax:** Band 'B'. New Forest District Council (Totton & Eling Area) £1,663.58 for year 2023 / 2024.

#### 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.

**Directions:** Starting from our offices in Totton, SO40 3SG. Total : 0.9 miles (4mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.7 miles)
3. Turn right. (0.02 miles)
4. Your destination is on the left. (0.00 miles)

**Hours of business:** We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

#### **When is stamp duty paid?**

When buying a property over a certain price, stamp duty is payable to the HMRC 14 days from the date of completion or you may risk a fine. Your solicitor or legal adviser should take care of this for you and ensure you don't miss the deadline. Some buyers prefer to add on the stamp duty tax amount to their mortgage loan. Please speak to your mortgage provider.

Stamp Duty Land Tax (SDLT) is a progressive tax paid when purchasing a freehold, leasehold or shared ownership residential property over £250,000 in England and Northern Ireland (separate taxes apply in Wales and Scotland).

Different SDLT rates and thresholds apply to non-residential property or mixed-use land. The rates, which are payable only on the PORTION of a property price that falls within each band, were updated in the mini-Budget on 23 September 2022 and are set out below.

How much stamp duty will I have to pay when buying a residential property?

#### **PURCHASE PRICE RATE ON MAIN RESIDENCE RATE FOR ADDITIONAL PROPERTIES**

Up to £250,000 0% 3%

(£425,000 for first-time buyers)

£250,001 - £925,000 5% 8%

£925,001 - £1,500,000 10% 13%

£1,500,001 + 12% 15%

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none.

We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.



## Accommodation Comprises:

### Communal Entrance

Security entryphone system, gives access to the communal hallway.

### Private front door leads to:

#### Entrance Hall

With built-in storage cupboard and airing cupboard.

#### Living/Dining Room : 12.07' x 15.75' (3.68m x 4.80m)

Light and spacious room with UPVC double glazed doors opening out on to:

#### Balcony

Enclosed balcony, with wooden / metal balustrade.

#### Kitchen : 10.30' x 7.41' (3.14m x 2.26m)

Modern fitted kitchen with integral oven, hob, extractor, washing machine and fridge / freezer. Plenty of storage cupboards and work surface.

#### Inner Hallway

With access to both bedrooms and:

#### Bathroom : 6.76' x 5.77' (2.06m x 1.76m)

Modern white-coloured suite.

#### Bedroom 1 : 10.10' x 17.39' (3.08m x 5.30m)

Good-size master bedroom.

#### En-suite : 6.43' x 7.41' (1.96m x 2.26m)

Modern white-coloured suite of shower cubicle, wash-basin and WC.

#### Bedroom 2 : 9.12' x 5.77' (2.78m x 1.76m)

Good size second bedroom.

#### External

Well kept communal gardens surround the building. One allocated parking space plus further visitors' area.

# GROUND FLOOR

711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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Certificate Number : 9439-5628-7000-0866-8206

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9439-5628-7000-0866-8206>



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