

Holland Road, Totton

Southampton

£185,000

We are delighted to offer this well-presented two-bedroom ground-floor retirement apartment in West Totton, available to buyers aged 50 and over. The property features a spacious lounge/dining room, modern refitted kitchen, updated shower room and upgraded electric heating, together with a very long lease of approximately 961 years remaining, peppercorn ground rent and pets permitted subject to consent.

- Two Bedroom Ground-Floor Retirement Apartment
- Available To Buyers Aged 50 And Over
- Modern Refitted Kitchen
- Updated Shower Room
- Upgraded Electric Heating
- Spacious Lounge - Dining Room
- Approximately 961 Years Remaining On Lease
- Peppercorn Ground Rent
- Pets Permitted Subject To Consent
- Convenient West Totton Location - Close to Shops, Pharmacy, Doctors, Dentist and Hairdressing.

Hamwic Independent Estate Agents are delighted to offer for sale this well-presented two-bedroom ground-floor retirement apartment, situated within a popular West Totton development and specifically available to buyers aged 50 and over.

Brick Under Tiled Roof
Mains Water / Mains Electric
Electric Heating
Council Tax Band B - New Forest District Council

Original Lease: 999 Years From 1 January 1989
Approximate Unexpired Term: 961 Years
Ground Rent: Peppercorn
Management / Maintenance Charge: £4,291.56 Per Annum
Age Restriction: 50 Years And Over
Pets: Permitted Subject To Management / Freeholder Consent













Since the current owner brought the property, the apartment has benefited from some useful improvements, including a modern refitted kitchen, updated shower room, refitted double glazed windows and upgraded electric heating, making it a more comfortable and appealing proposition for the next owner.

The accommodation is arranged entirely on the ground floor and begins with a private entrance hall providing access to the principal rooms along with useful storage.

The lounge/dining room is a generous and versatile main reception space, providing ample room for both comfortable seating and a dining area with a double glazed bay window to the front and additional double glazed window to the side.

The separate kitchen has been modernised and now offers a more contemporary finish with ample space for appliances along with an integrated electric hob and oven beneath. The shower room has also been updated to create a practical and easy-to-maintain space.

There are two bedrooms, offering useful flexibility for guests, hobbies or additional storage, depending on the buyer's needs.

The property forms part of a managed retirement development and benefits from a communal entrance with security entry system and shared internal areas.

A major advantage is the very long lease, with approximately 961 years remaining, together with a peppercorn ground rent.

Pets are understood to be permitted subject to prior consent, making the property potentially suitable for buyers wishing to retain a small pet.

Overall, this is a practical and well-located retirement property offering ground-floor accommodation, modernised interiors and convenient access to local amenities.

Location - *Holland Road is situated within the popular West Totton area, offering excellent access to everyday amenities and services.*

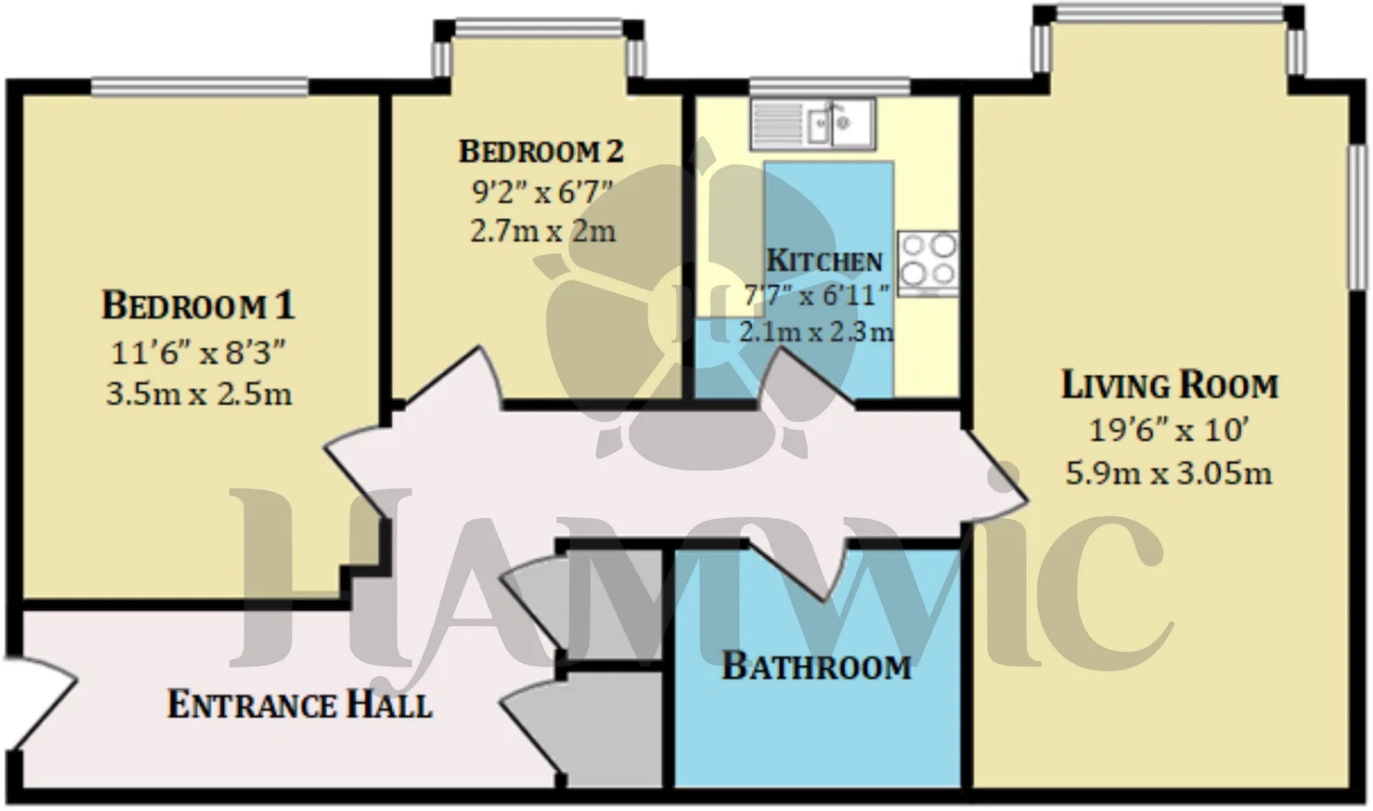
The property is within walking distance of the Forest Edge Community Centre and nearby shopping and medical facilities, while Totton town centre provides a broader range of supermarkets, shops and services.

Local bus routes and nearby road links provide convenient access towards Southampton and surrounding areas, making the location practical for buyers seeking easy access to local amenities without being far from wider transport connections.

Disclaimer - *Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a guide only and do not constitute any part of an offer or contract. Prospective purchasers should satisfy themselves by inspection and through their legal representatives as to the correctness of the information provided. Measurements are approximate and all services, appliances and equipment mentioned have not been tested by Hamwic Independent Estate Agents.*

Tenure: Leasehold **Council Tax Band:** C

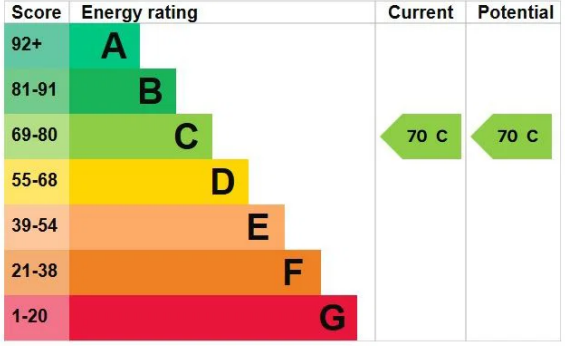
TOTAL APPROX FLOOR AREA - 54sq m. / 581sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.







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