



Bowater Way

**2 Bedroom ground floor
maisonette**

£200,000 Leasehold

Calmore, Totton, SO40 2UT





16 Bowater Way, Calmore, Totton, Hampshire, SO40 2UT

Description

- | | |
|-----------------------------|--------------------------------|
| ■ 2 double bedrooms | ■ Living room to garden access |
| ■ Kitchen with oven and hob | ■ Bathroom with shower |
| ■ UPVC double glazing | ■ Private Garden |
| ■ Garage | ■ EPC rating: D |
| ■ No chain | ■ PROPERTY REFERENCE: 1420 |

A 2-bedroom ground floor maisonette, with private, enclosed courtyard garden immediately accessible from the Living Room. The property has UPVC double-glazing, a fitted kitchen with oven and hob and a white bathroom suite, complete with shower.

The property has scope for improvement and is being offered with immediate vacant possession.

Tenure: Leasehold.

Lease: 999 years from 02 March 1974. 946 years remaining as of 31 July 2026.

Ground rent payable: £30 per annum.

EPC rating: 'E'.

Council Tax: Band 'B'. New Forest District Council (TOTTON & ELING) £1,926.70 for year 2026 / 2027.

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 : 1.9 miles (6mins):

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (1.1 miles)
3. Enter the roundabout and take the 1st exit onto Calmore Drive. (0.5 miles)
4. Turn right onto Bowater Way. (0.08 miles)
5. Turn left onto Bowater Close. (0.01 miles)
6. Your destination is on the left. (0.00 miles)

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



Understanding Stamp Duty: A Simple Explanation

In England and Northern Ireland, you pay Stamp Duty (SDLT) in "slices" based on the property price.

The "Moving Home" Rates

If you already own a home and are buying a new one

:£0 - £125,000: 0%

£125,001 - £250,000: 2%

£250,001 - £925,000: 5%

£925,001 - £1.5m: 10%

Over £1.5m: 12%

Key Variations

First-Time Buyers: Pay 0% on the first £300,000 (if the total price is under £500,000).

Second Homes/Buy-to-Let: Add a 5% surcharge to every band.

Non-UK Residents: Usually add a 2% surcharge to every band.

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:

Hallway : 10.70' x 7.12' (3.26m x 2.17m)

Kitchen : 7.38' x 8.30' (2.25m x 2.53m)

Living Room : 12.96' x 12.76' (3.95m x 3.89m)

Bedroom 1 : 12.96' x 13.32' (3.95m x 4.06m)

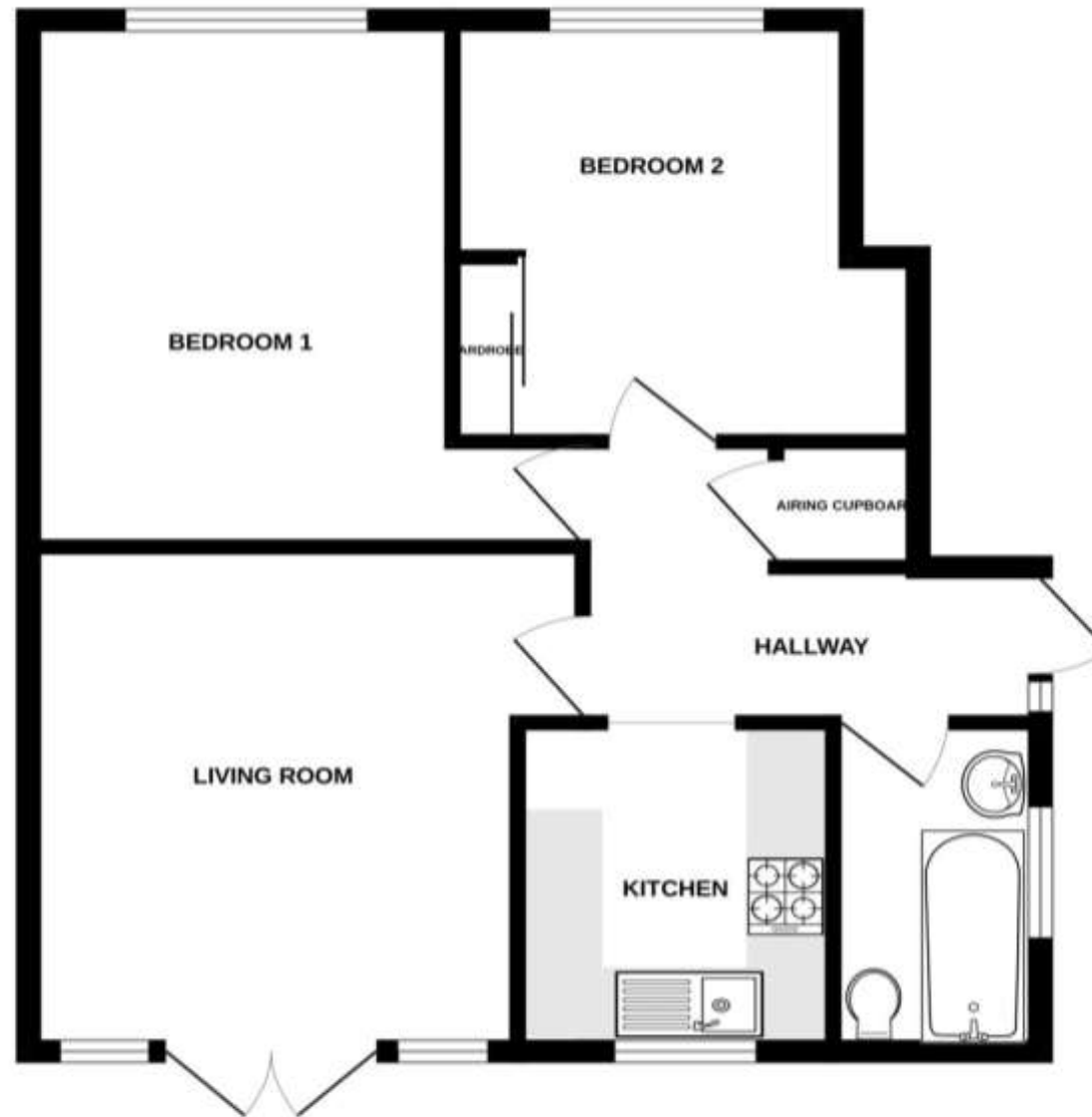
Bedroom 2 : 10.89' x 10.66' (3.32m x 3.25m)

Bathroom : 4.86' x 8.30' (1.48m x 2.53m)

Garden

Garage





TOTAL FLOOR AREA : 657sq ft. (61.0 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 : 4737-1425-9200-0222-6202

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	49	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4737-1425-9200-0222-6202>



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