



The Mallards

Totton, Hampshire, SO40 3FQ

**2 Bedrooms, 2 bathroom
and balcony**

£224,950 Leasehold





48 The Mallards, Totton, Hampshire, SO40 3FQ

Description

- 2 Bedrooms
- Balcony
- Fully fitted Kitchen
- Stunning views over Nature Reserve
- No Chain
- 2 Bathrooms
- Numbered Parking
- Gas Central Heating
- EPC Rating C
- PROPERTY REF: 2320

A stunning 2-bedroom first floor apartment in this modern development within a short, level walk of the town centre.

The property features a large Living Area with balcony, affording far-stretching views over the nature reserve towards the River Test, a luxury fitted kitchen with appliances included, and two well-appointed bathrooms.

Agent's notes: The property is currently rented and being sold either with incumbent tenants (Landlord pack available on application) or with vacant possession subject to notice.

Tenure

Leasehold.

Lease: 125 years from 01 January 2011. Approximately 110 years remaining.

Annual service charge: £1796 most-recent year.

Ground rent: £323 per annum.

Energy Performance Rating: 'C'. Electrical and gas safety checks in place.

Council Tax: Band 'B'. New Forest District Council (Totton & Eling Area) £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 at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

Total : 0.5 miles (3min)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.02 miles)
3. Turn right onto Stannington Crescent. (0.1 miles)
4. Turn right onto Stannington Way. (0.07 miles)
5. Turn right onto Testwood Lane. (0.06 miles)
6. Turn left onto Testwood Place. (0.05 miles)
7. Turn left onto The Mallards. (0.02 miles)
8. Follow the signposts to the property.



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.

For further information or to view: Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2320.

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Hallway : 11.38' x 3.41' (3.47m x 1.04m)

Spacious and welcoming Hallway. Built-in cupboard.

Living Area : 13.12' x 13.78' (4m x 4.20m)

Bright, light and spacious dual-aspect Living Area with access through to the Kitchen and UPVC double-glazed door leading to:

Balcony

Enclosed balcony with far reaching views over the nature reserve and River Test beyond.

Kitchen : 8.27' x 8.99' (2.52m x 2.74m)

Modern fitted kitchen, with an extensive range of eye and base-level storage cupboard and ample work-surface space. Fridge / freezer, washer drier, dishwasher, oven and hob to remain.

Bedroom 1 : 11.61' x 9.97' (3.54m x 3.04m)

Spacious double bedroom with UPVC double-glazed door opening on to a Juliet Balcony, with views of the nature reserve. Door to:

En-suite : 6.27' x 4.89' (1.91m x 1.49m)

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

Bedroom 2 : 10.53' x 11.09' (3.21m x 3.38m)

Comfortable second bedroom or ideal home-office.

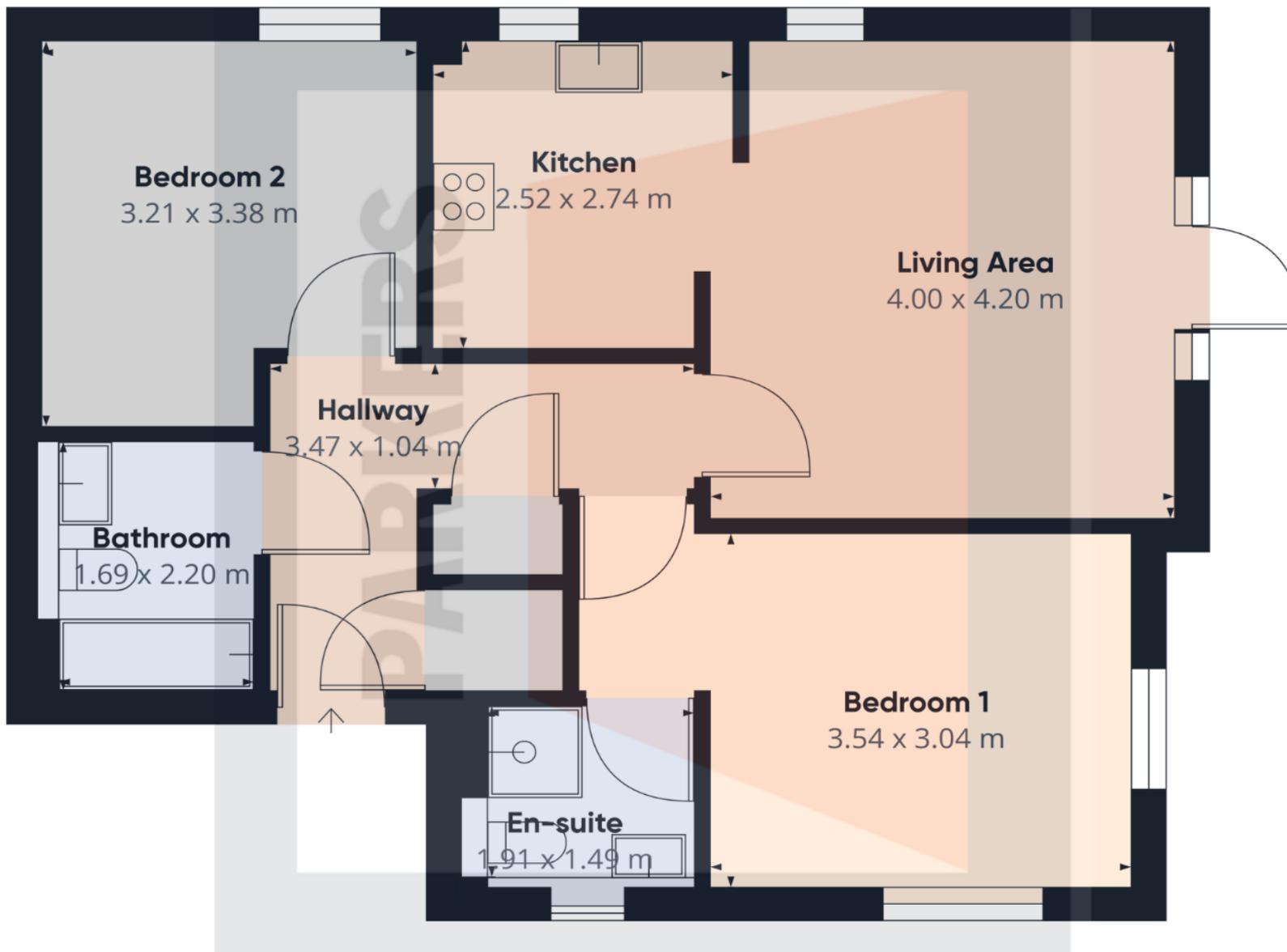
Bathroom : 5.54' x 7.22' (1.69m x 2.20m)

Modern fitted white-coloured 3-piece suite.

External

Generous numbered car-parking space. Lockable bicycle store. Well-kept communal grounds surround the property.





Approximate total area⁰
61.45 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Certificate Number : 6290-1433-0222-8397-3973

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6290-1433-0222-8397-3973>



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THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.