



The Mallards

Totton SOUTHAMPTON SO40 3FQ

for sale
£232,500



Property Description

This well-presented first-floor apartment offers spacious and modern living, ideal for first-time buyers or investors. Accessed via a communal entrance with stairs to the upper level, the property opens into a private hallway with built-in storage, loft access, and recently refreshed décor.

The heart of the home is a bright dual-aspect open-plan lounge and kitchen, featuring LVT flooring, fitted shutters, inset spotlights, and newly installed double-glazed windows. The kitchen is well-equipped with gloss units, integrated oven, fridge freezer, induction hob, and breakfast bar seating.

There are two true double bedrooms, with the principal benefitting from built-in wardrobes and a modern en suite shower room. A separate family bathroom includes a bath with waterfall shower.

Additional benefits include gas central heating, an air source heat tank, and allocated parking for one vehicle.

Entrance Hall

A welcoming private entrance hall with built-in storage cupboards, loft access, and recently repainted walls. Finished with LVT flooring and housing the air source heat tank.

Lounge/ Diner

A bright and spacious dual-aspect open-plan living area with modern finishes. The lounge benefits from fitted shutters and inset lighting, while the kitchen offers integrated appliances, ample storage, and a breakfast bar for four.

Principle Bedroom

A generously sized double bedroom with front aspect window, built-in double wardrobe, and access to a modern en suite shower room with heated towel rail.

Bedroom Two

A second true double bedroom with rear aspect window, ideal as a guest room, home office, or additional bedroom.

Bathroom

A contemporary family bathroom featuring a bath with mains-fed waterfall shower, WC, hand wash basin, and heated towel rail.

Parking

Allocated parking space for one vehicle, conveniently located for easy access.

Location

Situated in Totton, this property benefits from

excellent local connectivity and amenities:

"Totton Town Centre - approx. 0.8 miles (shops, cafés, supermarkets)

"Totton Train Station - approx. 1.2 miles (direct links to Southampton & beyond)

"Southampton City Centre - approx. 4 miles

"New Forest National Park - approx. 2 miles

Schools (approximate distances)

"Hazel Wood Infant School - 0.7 miles

"Testwood School - 1.5 miles

Employment Hubs

"Southampton General Hospital - approx. 3.5 miles

"Southampton Docks - approx. 5 miles

"Local industrial and retail parks within 2-4 miles

Totton Overview

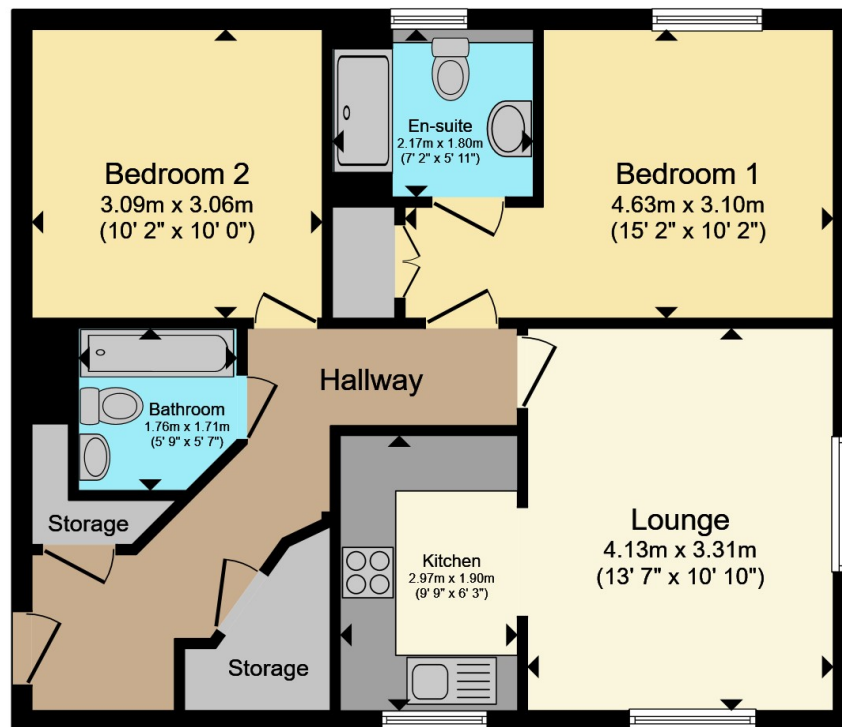
Totton is a well-connected and popular residential town offering a blend of convenience and access to nature. With strong transport links, proximity to Southampton, and easy access to the New

Forest, it appeals to commuters, families, and professionals alike.









Total floor area 63.6 m² (685 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
 ROMSEY SO51 8GD

EPC Rating: C Council Tax
 Band: A

Service Charge:
 2400.00

Ground Rent:
 450.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM307040

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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