



Telephone: Facsimilie: Email:



£119,950 LEASEHOLD

**42 HOLLAND ROAD
TOTTON
WEST TOTTON
HAMPSHIRE
SO40 8JQ**



Description

Situated at Forest Edge, this first floor two bedroom flat is exclusively for the over 50s and benefits from an on site house manager.

- First Floor Flat
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Double Glazed Windows
- Electric Heating
- Emergency Pull Cord System
- On Site House Manager
- Communal Gardens
- Communal Parking
- Exclusively For The Over 50s

Directions

From Totton central roundabout proceed Westerly on the Ringwood Road and shortly after crossing the second roundabout turn right onto Holland Road. The Forest Edge development can be found on the right hand side and the flat is in the first block on the right hand side.

Accommodation

Security Entrance Door System

Access to ground floor. Stairs to first floor landing with entrance door to flat.

Hallway

Coved and textured ceiling. Access to roof space. Storage cupboard. Airing cupboard housing hot water tank. Electric night storage heater. Security intercom door control.

Living Room

17'3" x 10'0" (5.26m x 3.05m) Double glazed leaded light window to front elevation. Coved and textured ceiling. Electric night storage heater. Emergency pull cord. Television point. Telephone point.

Kitchen

PLEASE NOTE: THE PLUMBING, HEATING AND ELECTRICAL FITTINGS AS DESCRIBED HAVE NOT BEEN TESTED (UNLESS STATED) AND NO ASSURANCES CAN BE GIVEN AS TO THEIR CONDITION OR SUITABILITY.

7'7" x 7' (2.31m x 2.13m) Double glazed leaded light window to front elevation. Fitted range of base cupboards and drawer units with wood effect work surfaces over, tiled splash backs and wall mounted cupboards above. Inset one and half bowl single drainer sink unit with mixer tap. Integrated four ring electric hob with electric oven under. Space and plumbing for washing machine. Space for fridge/freezer. Emergency pull cord.

Bedroom 1

11'9" x 8'11" (3.58m x 2.72m) Double glazed leaded light window to front elevation. Coved and textured ceiling. Built in double wardrobes. Electric night storage heater. Emergency pull cord. Telephone point.

Bedroom 2

7'7" x 6'5" (2.31m x 1.96m) Double glazed leaded light bay window to front elevation. Coved and textured ceiling. Emergency pull cord. Electric panel heater.

Bathroom

Extractor fan. Panelled bath with shower over and glazed shower door. Close coupled WC. Pedestal wash hand basin. Part tiled walls. Emergency pull cord. Electric fan heater.

Outside

Outside

There are communal garden areas surrounding the blocks of flats as well as a communal parking bay.

Agents Note

Leasehold property - 999 years from 1st January 1989. Over 50s only. Currently maintained by Peverel Management, charges to be advised.

Other Information

Council Tax Band

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First Floor

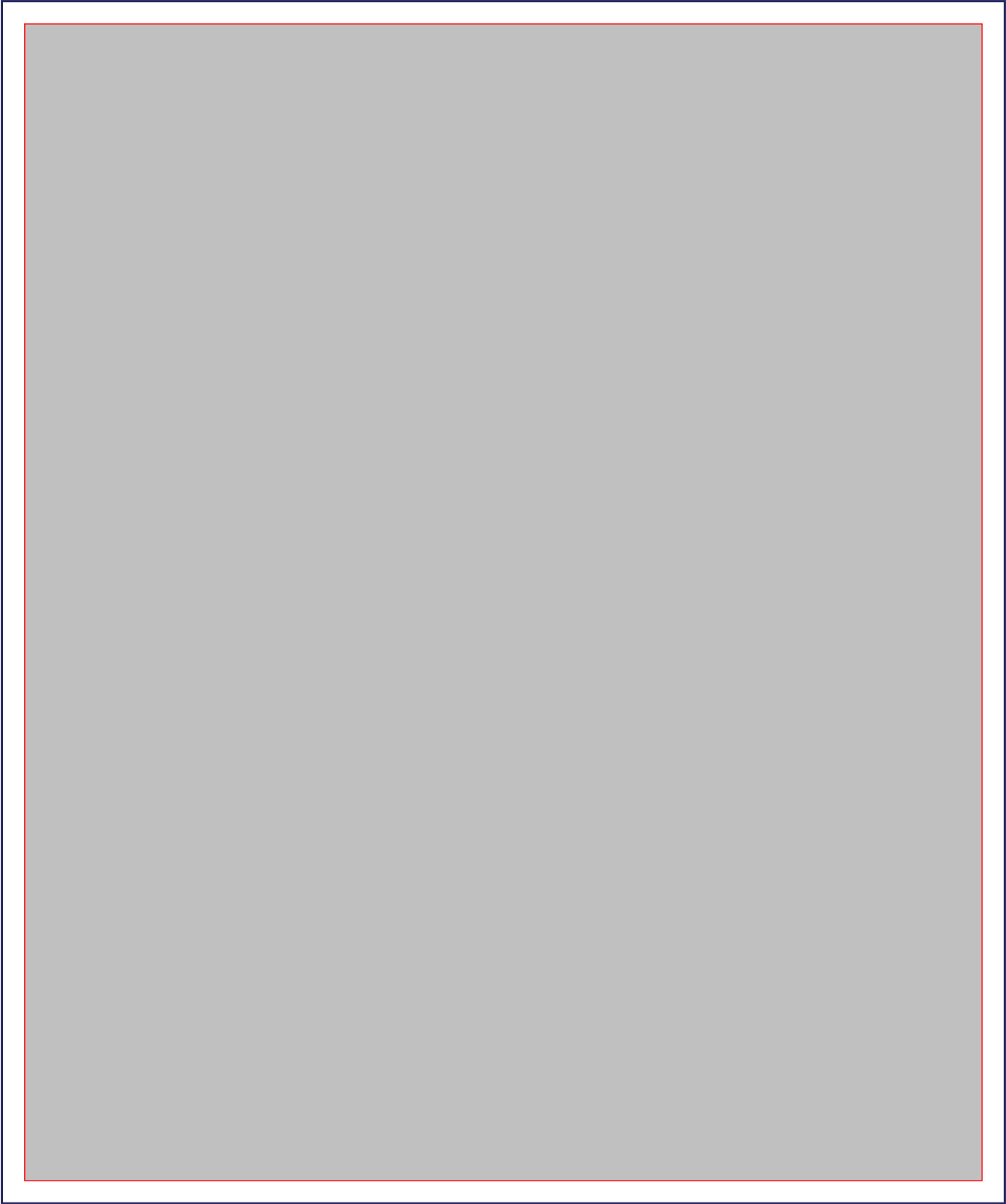


AGENTS NOTE: These floor plans are for illustration only and are not to scale

OPENING HOURS
MONDAY TO FRIDAY - 9am to 5.30pm
SATURDAY 9am to 4pm
SUNDAY CLOSED

INTERNET WEB SITE

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