



The Mallards, Totton, Southampton, Hampshire, SO40 3FQ

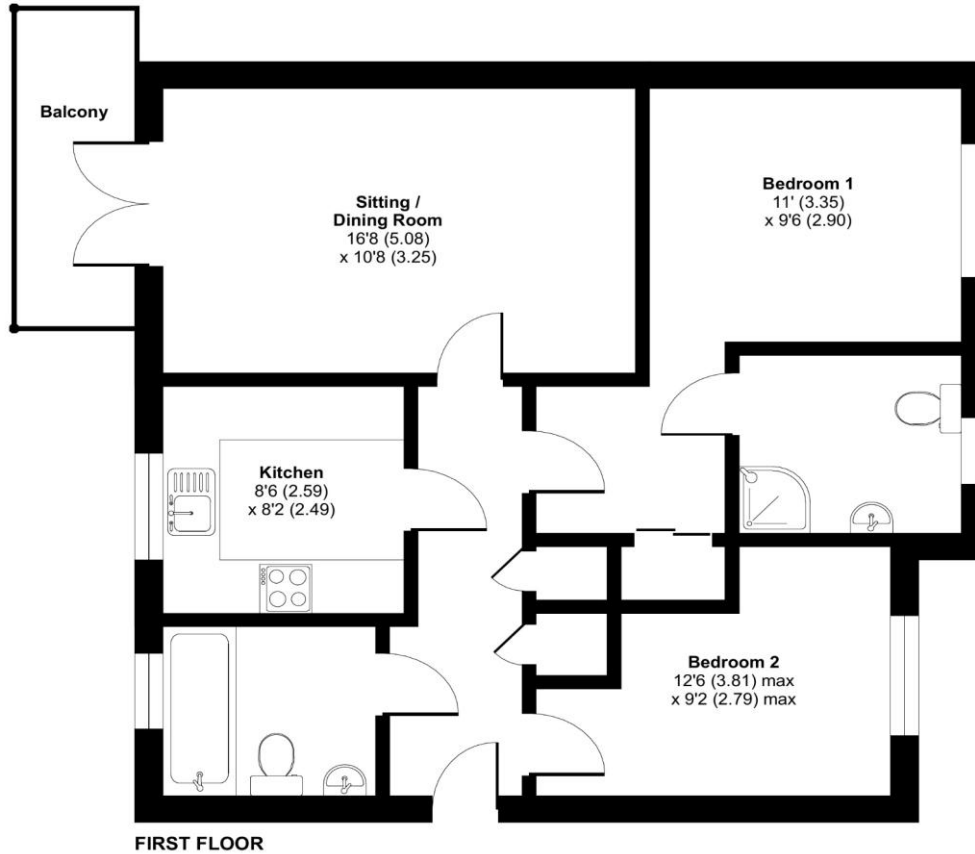


ACCOMMODATION

This spacious and light-filled first floor apartment seamlessly combines modern living with convenience. The welcoming entrance hall offers ample storage and leads into a bright, open-plan sitting and dining room. With a dual aspect design, natural light floods the space through French doors that open to a Juliet balcony, providing picturesque views over the nature reserve. The contemporary kitchen is stylishly appointed with sleek fittings and integrated appliances, enhancing both functionality and aesthetics. Both bedrooms are generously sized doubles, with the principal bedroom featuring built-in wardrobes and a chic en-suite shower room. The second bedroom is equally well-proportioned and is served by a modern bathroom. Externally, the apartment includes an allocated parking space, as well as access to a communal bicycle store and a separate bin store. The development itself fosters a strong sense of community and benefits from excellent transport links, making it an ideal home for professionals.

Approximate Area = 721 sq ft / 66.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charters Estate Agents Limited. REF: 1270807

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SITUATION

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline Railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away.



SPECIFICATION

- Spacious and light-filled first-floor apartment
- Bright open-plan sitting/dining room with dual aspect design
- French doors to Juliet balcony with picturesque views over the nature reserve
- Contemporary kitchen with sleek fittings and integrated appliances
- Two generous double bedrooms
- Principal bedroom with built-in wardrobes and a stylish en-suite shower room
- Modern bathroom serving the second bedroom
- Allocated parking space
- Access to communal bicycle store and separate bin store
- Strong sense of community within the development
- Excellent transport links, ideal for professionals

LOCAL AUTHORITY

New Forest District Council
Council Tax Band B

ASKING PRICE £230,000

TENURE Leasehold (110 years)

No of years remaining - 110

Current annual ground rent - £350

Current annual service charge - £1800