



9 Rufus Gardens, Totton SO40 8TA

£99,950

paul jeffreys





## 9 Rufus Gardens, Totton

A GROUND FLOOR STUDIO FLAT  
CURRENTLY LET TO A LONG-STANDING TENANT WHO  
WISHES TO REMAIN IN THE PROPERTY  
Double glazing. NO CHAIN.

### ACCOMMODATION

Communal entrance hall, hall, lounge/bedroom, kitchen,  
bathroom

**HALL** Solid front door, door to bathroom and door to:

**LOUNGE/BEDROOM** c.4.45m x 2.95m (14'7" x 9'8"). Wooden front door, fusebox, electric storage heater, built in cupboards, TV & telephone point, two front aspect windows, door to:

**KITCHEN** c.2.82m x 1.58m (9'3" x 5'2"). Range of base unit with cupboards and drawers, electric oven, automatic washing machine, under-counter fridge, under-counter freezer, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, front aspect window.

**BATHROOM** WC, pedestal wash hand basin, panelled bath with 'Mira' electric shower over, glass screen, fully tiled walls, extractor fan, airing cupboard.

**OUTSIDE** Communal lawned area.

**COUNCIL TAX BAND** 'A' - payable 2023/24 - £1,425.93.

**EPC RATING** 'E'.

**GROSS SQUARE MEASUREMENTS** 22.1 sq. metres (238.2 sq. feet) approx.

**TENURE** The Agents are advised this property is LEASEHOLD, the lease is held for the residue of 999 years from 1<sup>st</sup> January 1980. There is a service charge currently of £910 per annum.

**DIRECTIONS** Leave central Totton at the roundabout and take the exit onto Ringwood Road, passing ASDA on your left. At the mini roundabout take 2<sup>nd</sup> exit, which continues up onto Ringwood Road, at the traffic lights continue straight over, still Ringwood Road, and follow for a short way and at the roundabout take 3<sup>rd</sup> exit onto Hazelfarm Road, follow towards the end turn right into Rufus Gardens and 1<sup>st</sup> left and the property will be found on the left hand side towards the end.

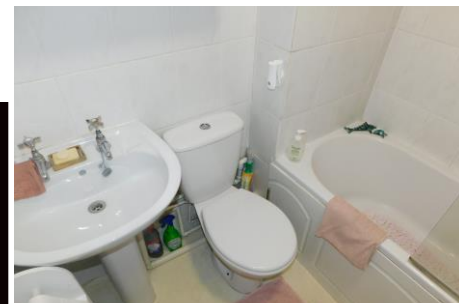
**AGENT'S NOTE** The property has been let to the same tenant for approx. 10 years, currently paying £470 pcm, however, notice has been given to increase the rental. Therefore, at the current rental this is producing an income of £5,640 pa gross.

**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

**NOTE** FLOOR PLAN IS FOR GUIDANCE ONLY

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

MJD/HC/08.23



# Ground Floor



Total area: approx. 22.1 sq. metres (238.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

independent estate agents

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**Open 7 Days**

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