



**Royston Court**

Stanley Road, Totton, SO40 3PS

**2 Bedroom ground floor  
apartment**

**£160,000 Leashold**

**PARKERS**





### 3 Royston Court

#### Description

- Nicely decorated
- Lounge with external door
- Recent new bathroom
- UPVC double glazing
- EPC Rating: C
- PROPERTY REFERENCE: 1584
- 2-bedroom apartment
- Recent new kitchen
- Parking
- Gas Central Heating
- Available 16 May 2025

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings and Landlord Sales for expert advice and assistance.

A well-presented, 2-bedroom ground floor apartment on the outskirts of Totton. The property is convenient for most everyday amenities, including local shops, takeaways, a public house, bus routes and Totton recreation centre. Totton's town centre and railway station is just 15 minutes' walk and there is excellent road access to Southampton and the M27 motorway.

The property has a modern kitchen and bathroom, full gas-fired central heating and UPVC double glazing throughout. There is private parking for one car, together with a visitors' parking area.

#### Tenure:

Leasehold.

125 year from 25th March 1990. Approximately 89 years remaining.

Maintenance charge: Most-recent, £1,100 per annum.

Ground rent: nil.

**EPC rating:** 'C'.

**Council Tax:** Band 'B'. New Forest District Council (TOTTON & ELING) £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 in Totton, SO40 3SG. Total : 0.9 miles (3mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.7 miles)
3. Turn left onto Stanley Road. (0.05 miles)
4. Your destination is on the left. (0.00 miles).

**Agent's notes:** The property is currently rented and being sold with vacant possession, subject to notice currently of 2 x months. There is potential for an investor purchase with incumbent tenants. Landlord pack available on application.

### **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.



## Accommodation Comprises:

### Communal Entrance

Well maintained, secure communal entrance hall.

### Hallway

Spacious and welcoming Hallway, with doors to all rooms.

### Kitchen

Recently fitted modern kitchen with electric oven, hob and hood. Good range of eye and base-level storage cupboards and ample work-surface space.

### Lounge

Comfortable reception room with UPVC double glazed door leading to the front of the building.

### Bedroom 1

Double-sized bedroom with built in wardrobe and built in shelved cupboard. The shelved cupboard has a radiator making it suitable for airing clothes and linen.

### Bedroom 2

A good sized, rear facing bedroom.

### Bathroom

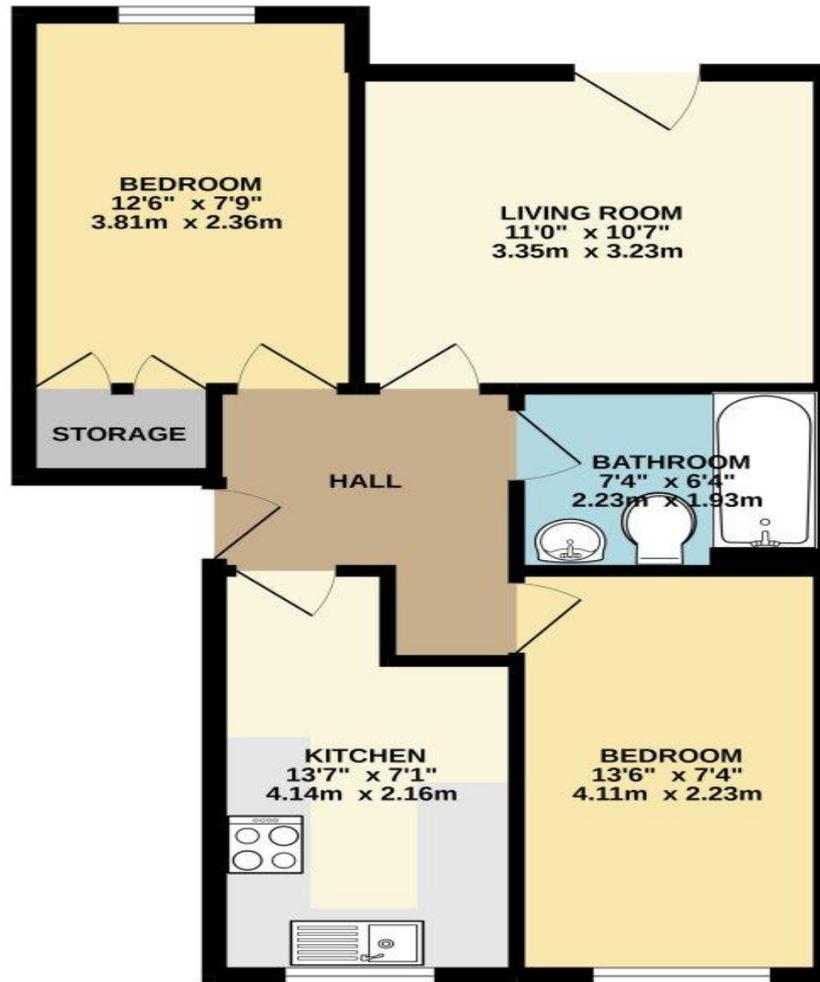
Recently fitted modern white suite, with shower over bath. Beautifully presented.

### External

Communal grounds surround the property. Private parking for one car plus visitors' parking. Bin storage area.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Certificate Number : 0777-3931-9209-9437-9200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0777-3931-9209-9437-9200>



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