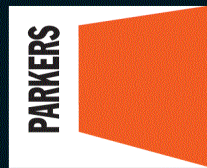




Gladstone Road

Studio £610 pcm + security deposit

Sholing, Southampton



30a Gladstone Road, Sholing, Southampton, SO19 8GT

Description

- Recently redecorated
- Private driveway by front door
- UPVC double glazing
- Ground floor
- EPC Rating: C
- PROPERTY REF: 1836
- White goods
- Gas Central Heating
- Bath & Shower
- Long-term available
- Available Now

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.

A recently redecorated ground floor studio apartment, with gas central heating and UPVC double glazing, further benefitting from a generous private driveway to the immediate front of the property.

A new cooker has recently been supplied, and a fridge /freezer and washing machine is also provided. The bathroom features a full-size bath with shower over, and the package as a whole presents a comfortable home, available for a long-term let.

Utilities: The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which they contract.

Deposit: A deposit of 5 x weeks rent is payable.

Pets: We regret that pets are not permitted.

Energy Performance Rating: 'C'.

Council Tax: Band 'A'. Southampton City Council. £1,438 for year 2024 / 2025. Discounts may be available to sole occupiers.

Availability: Available immediately. Please note that an initial term of six months will apply. A reservation for this property can only be made upon the signing of an Agreement to Lease and payment of the holding deposit, equivalent to 1 x week's rent. Our staff are unable to 'keep' or 'hold' a property before this legally-required process has been completed.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 1836.

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday. Closed



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.

We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (where an order has been made by The Child Maintenance Service only. Private arrangements of child maintenance payments are not accepted).

For example, if a rent of £800 is agreed, then a minimum household income of £24,000 is required:
(£800 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 per annum.

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).

Some of our landlords' lender or building insurer restrict letting to applicants in receipt of Housing Benefit. Some lenders, such as Cooperative, Barclays are removing this restriction, but for many others it still applies. Please feel free to contact us for further information on this property.





Accommodation Comprises:

Studio Room : 15.88' x 10.47' (4.84m x 3.19m)

Spacious and newly redecorated studio room, with window looking to the front. Large, built-in double wardrobe. Door to bathroom and through to:

Kitchen : 8.73' x 7.35' (2.66m x 2.24m)

With a range of white-faced storage cupboards, with ample work-surface. Light and airy dual-aspect room. New electric cooker to remain, plus fridge / freezer and washing machine. Wall-mounted gas-fired boiler.

Bathroom : 6.07' x 4.82' (1.85m x 1.47m)

Coloured suite comprising bath with mixer shower over., WC and wash basin. The shower is fed directly by the gas-fired boiler to provide an endless supply.

External

A large hardstanding to the front of the property provides off road parking. Brick-built flower and shrub beds.

Tenant Fees

Tenants (Housing Act tenancies)

Permitted default payments:

Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

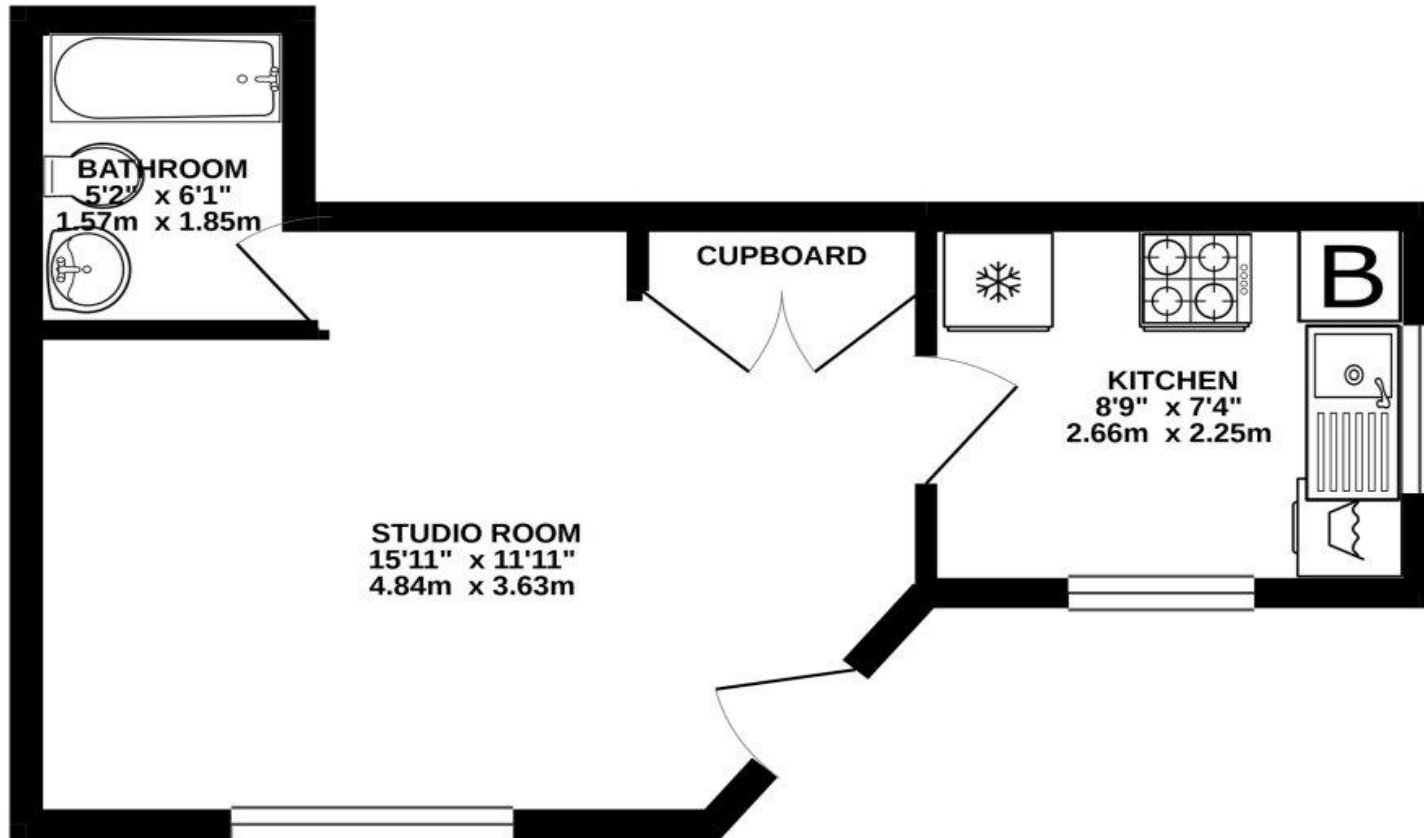
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

Parkers Lettings Ltd is a member of The Property Redress Scheme and Client Money Protect.

GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 263 sq.ft. (24.4 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 : 0346-3003-9202-7709-6200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0346-3003-9202-7709-6200>



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