

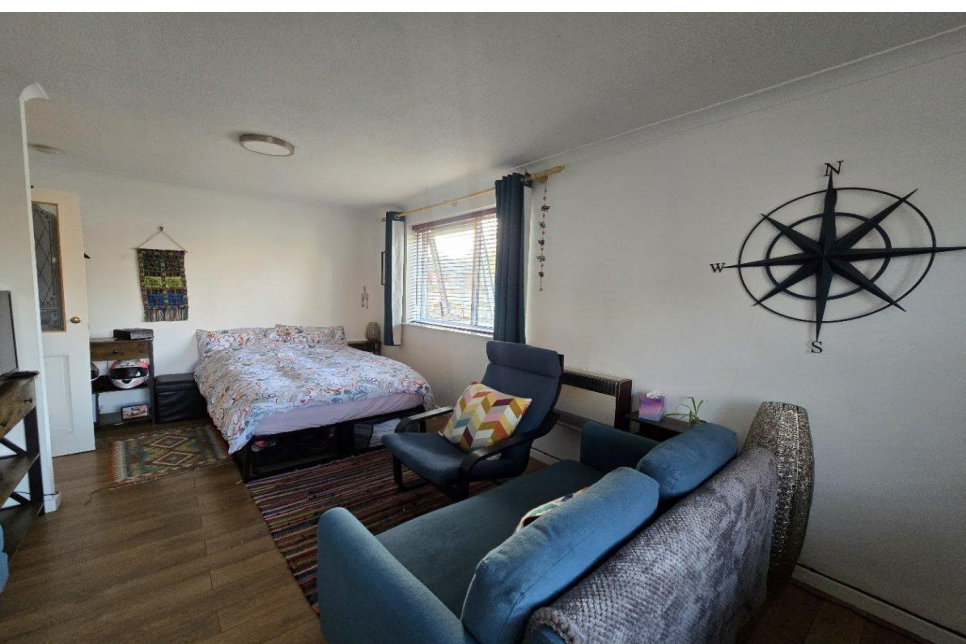


Elliot Close

Studio £750 pcm + security deposit

Totton, SOUTHAMPTON





17 Elliot Close

Description

- P.Built
- 1 Reception
- 1 Bathroom
- Parking
- Council Tax Band: A
- Studio Flat
- Shower
- Well maintained block
- EPC: D
- PROPERTY REF - 1028

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

This spacious studio room is filled with natural light and offers ample space for both relaxation and rest, while the property's tasteful decorative order creates a warm and welcoming ambience throughout.

The gas heating keeps the apartment cosy during the colder months.

This studio is situated within a well-maintained block. Private, allocated parking offers convenience.

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: 'D'.

Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) 1632.74 for year 2026 / 2027.

Availability: Available immediately. 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 1028.





Accommodation Comprises:

Entrance
Entrance hallway with built-in storage cupboard.

Studio Room : 18.60' x 10.20' (5.67m x 3.11m)
A spacious studio room.

Kitchen : 7.02' x 5.48' (2.14m x 1.67m)
A well equipped kitchen, separate from the studio room.

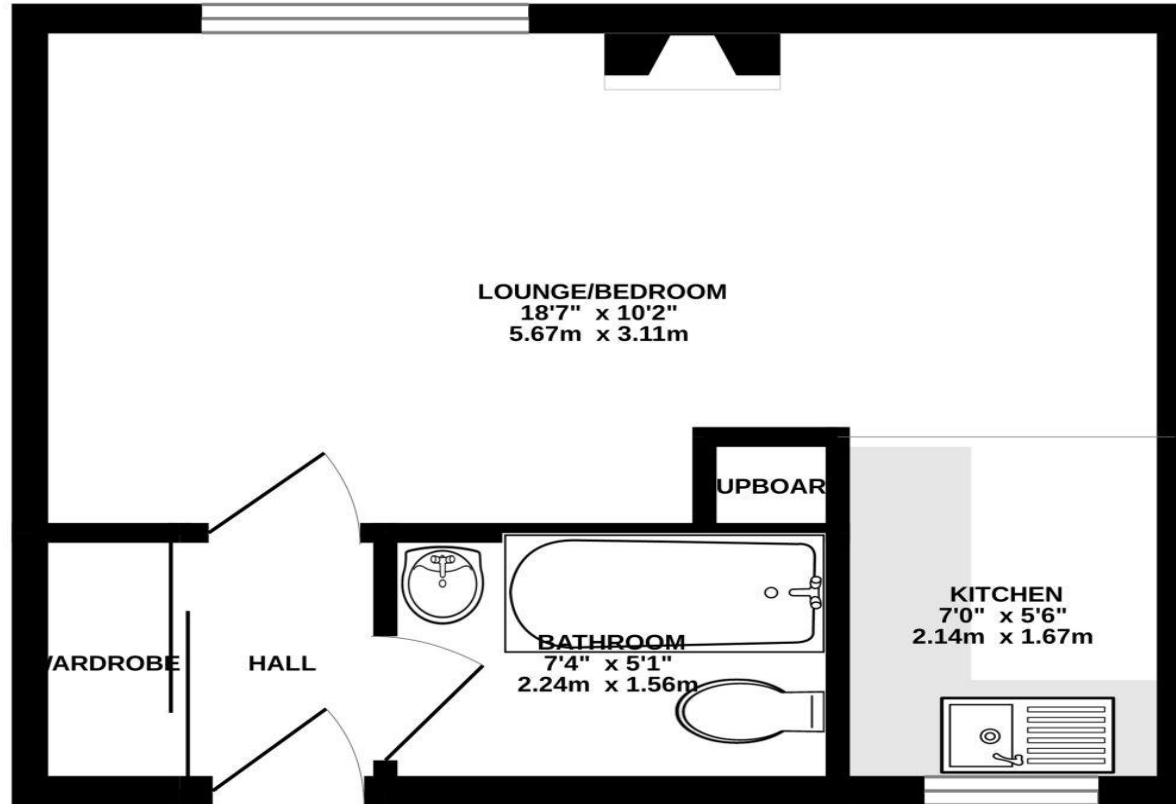
Bathroom : 7.35' x 5.12' (2.24m x 1.56m)
Bathroom with shower over bath.

External
Communal area, with shared bike racks and washing lines.

Parking
One private allocated space



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 282 sq.ft. (26.2 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 : 1639-0128-5000-0505-9222

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/1639-0128-5000-0505-9222>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £173.08) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £865.38)

The following fees may also be charged during your tenancy

Lost/replacement keys/security fobs
Rent arrears fees/charges
Change of tenancy

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

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