Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

TO LET

Archers Close, Calmore

£795 pcm + security deposit

A spacious 2 bedroom first floor maisonette with private garden and large storage shed.

- Good decorative order
- Maisonette
- 1st Floor
- 2 Double Beds
- Double glazing
- Garden with large shed
- 1 Reception
- Bath with shower over
- Kitchen with appliances
- EPC rating: E

Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

£795 pcm + security deposit

Archers Close, Calmore, SOUTHAMPTON SO40 2TJ

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

A well presented 2 bedroom, first floor maisonette; available for long term rental.

This spacious and comfortable property provides two double bedrooms and a large, comfortable lounge.

In the kitchen all appliances are to remain including cooker, fridge with freezer compartment, dishwasher and washing machine The landing area has been modified to provide a usefull breakfast area complete with table and chairs. The bathroom has an elegant white suite with an electric shower over the bath.

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

>> Key Features

- Good decorative order
- Maisonette
- 1st Floor
- 2 Double Beds
- Garden with large shed
- 1 Reception
- Bath with shower over
- Kitchen with appliances
- Double glazing
- EPC rating: E

Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

£795 pcm + security deposit

which they contract.

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

Pets: We regret that pets are not permitted.

Energy Performance Rating: 'E'.

Availability: Available 12 October 2021. 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 1114.

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late on Wednesday until 6.30pm. Saturday, our office is open 9.15am - 12.00pm and 1.00pm - 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

Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

£795 pcm + security deposit

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

Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

£795 pcm + security deposit

removing this restriction, but for many others it still applies. Please feel free to contact us for further information on this property.

Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

Entrance / Stairwell / Landing

0.0x 0.0ft (0.0m x 0.0m)

With stairs to the first floor landing. The Landing area comfortable accommodates a small dining table and two chairs. Window to side. Doors to all rooms.

Kitchen

0.0x 0.0ft (0.0m x 0.0m)

Modern fitted kitchen. Cooker, fridge with freezer compartment, dishwasher and washing machine to remain.

Lounge

13.1x 11.7ft (4.0m x 3.5m)

Spacious reception room.

Bedroom 1

13.4x 8.1ft (4.1m x 2.4m)

Front-facing master bedroom.

Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

Bedroom 2

11.7x 9.1ft (3.5m x 2.7m)

Front facing second bedroom.

Bathroom

0.0x 0.0ft (0.0m x 0.0m)

Modern white-coloured 3-piece suite with decent shower over the bath.

External

0.0x 0.0ft (0.0m x 0.0m)

Courtyard garden with little maintenance required. Wide gates provide easy access for motorcycle or similar. Large timber workshop to remain. On-road parking.

Tenants Fees

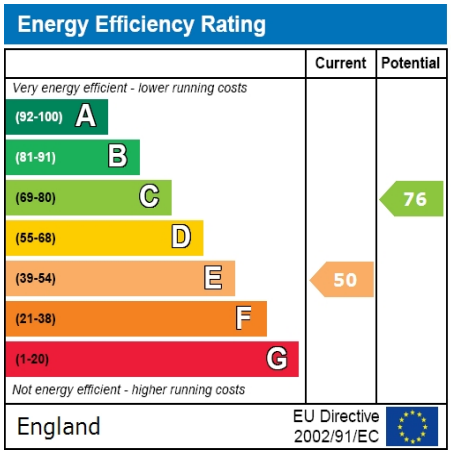
0.0x 0.0ft (0.0m x 0.0m)

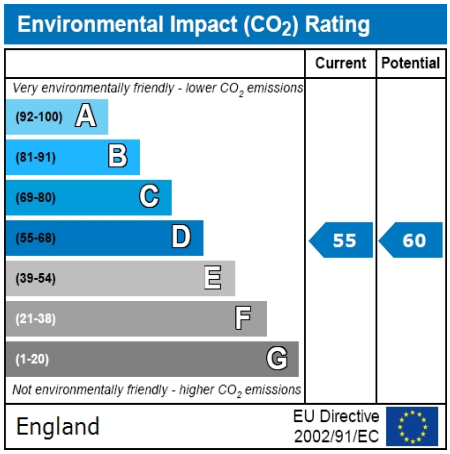
From 01/06/2019
Tenants (Housing Act tenancies)
Permitted default payments:
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.
Rent arrears: Interest 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 and members of The Property Redress Scheme and Client Money Protect.

xft (m x m)

Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

Directions





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.