



Brunel Road

1 Bedroom £805 pcm + security deposit

Redbridge, SOUTHAMPTON





Brunel Road, Redbridge, Southampton, SO15 0LQ

Description

- One bedroom ground floor flat
- Gas central heating
- Bedroom with wardrobe
- Kitchen with oven & hob
- Available 29 February 2024
- French doors to outside
- Part UPVC double-glazing
- Bathroom with shower
- EPC rating: C
- PROPERTY REFERENCE: 1312

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

A fantastic one bedroom flat in a well looked-after development, conveniently located for Southampton's city centre and Redbridge railway station.

The flat forms part of a small well-kept block, in one of the quieter spots of Redbridge, with allocated parking plus a visitors area, and with communal grounds surrounding the building.

Of particular note is full gas central heating system and French Dors opening directly onto the communal grounds, being a real boon in the more clement weather.

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'. Southampton City Council. 1372.24 for year 2023 / 2024.

Locality:

Redbridge occupies a most convenient location at the mouth of the River Test, with its own main line railway station, and with nearby access to the M271. Southampton City Centre lies just over 3 miles to the East and the town of Totton 1 mile to the West. The population of over 14,000 is served by Primary and Secondary schools, together with pleasant river walks at Redbridge Wharf Park.

Availability: Available 29 February 2024. 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 1312.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.9 miles (8mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the Redbridge Causeway ramp. (0.3 miles)
5. Take the exit. (0.1 miles)
6. Enter Redbridge Roundabout and take the 1st exit onto Gover Road. (0.2 miles)
7. Turn left onto Test Lane. (0.4 miles)
8. Turn right onto Brunel Road. (0.03 miles)
9. Turn left to stay on Brunel Road. (0.01 miles)
10. Your destination is on the right. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Early close Tuesday 4.00pm, 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:

$(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times \text{by } 2.5) = £24,000 \text{ per annum.}$

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:

Communal Entrance

Protected by a security entryphone system. Private front door leads to:

Entrance Hallway : 6.79' x 4.17' (2.07m x 1.27m)

With doors to Bedroom, Bathroom and:

Lounge : 15.26' x 10.50' (4.65m x 3.20m)

Comfortable reception room, with plenty of space for a sofa and dining table. Double French Doors open out to the communal gardens. Door to:

Kitchen : 9.84' x 5.84' (3m x 1.78m)

Modern fitted kitchen with a good range of eye and base-level storage cupboards, laminated work surface and a stainless-steel sink unit. Integral electric oven, 4-ring gas hob and extractor hood. Wall-mounted gas-fired boiler. Large built-in storage cupboard.

Bedroom : 12.93' x 9.25' (3.94m x 2.82m)

Good double front-facing double bedroom, with built-in mirrored wardrobes.

Bathroom : 6.33' x 5.87' (1.93m x 1.79m)

Light off-white-coloured suite with bath and electric shower over, wash hand basin and low level WC.

External

Communal gardens to the rear and side of the building. Lawned area to the front.

Parking

Allocated parking for 1 car in a large, very well-kept bay. Further visitor's parking area and on-road parking.

Tenant Fees

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.

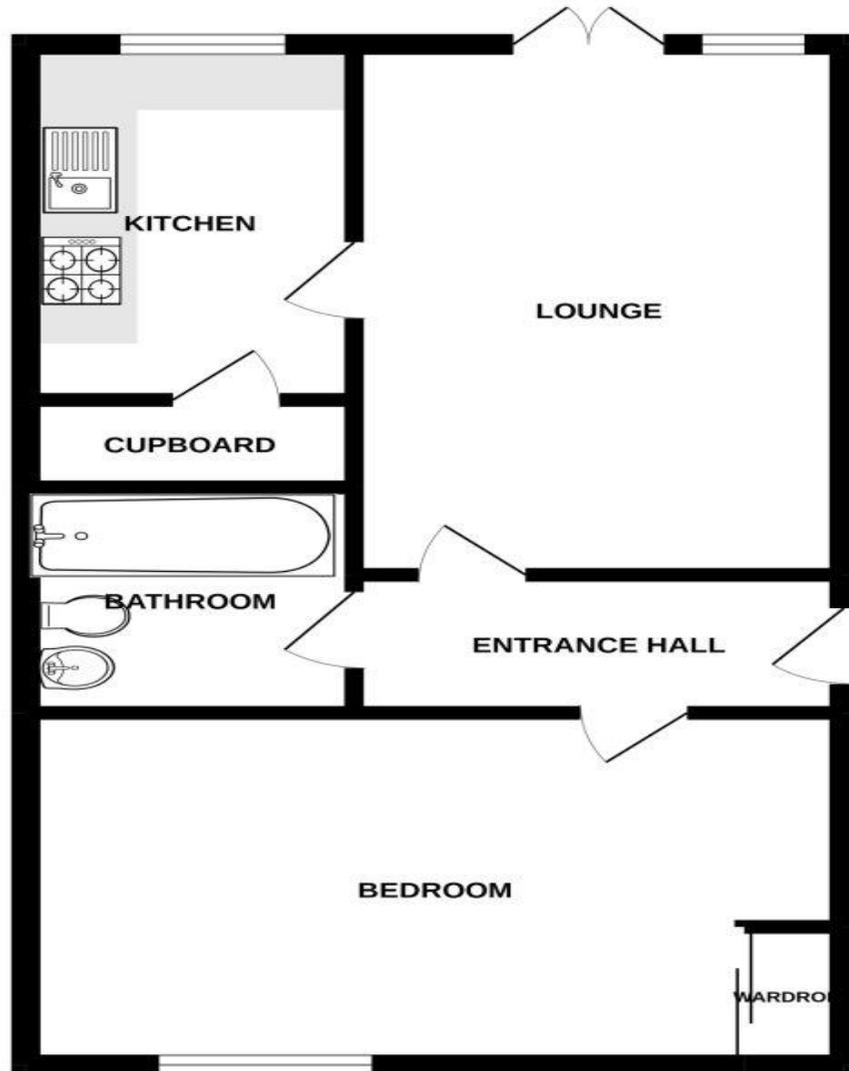
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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.

GROUND FLOOR



Certificate Number : 0614-5072-8002-0692-6406

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0614-5072-8002-0692-6406>



1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
telephone : 023 8086 8578
email : info@parkersletttings.com
parkersletttings.com

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.