



Station Road South

1 Bedroom £725 pcm + security deposit

Totton, Southampton Totton

PARKERS



Flat 8, Station House Station Road South

Description

- Double bedroom
- Shower room
- Character features
- Convenient location
- EPC rating: D
- PROPERTY REFERENCE: 144
- Kitchen with oven & hob
- Large storage area
- Great transport links
- Long-term
- Available now



Another Parkers' EXCLUSIVE MANAGED PROPERTY! Relax, knowing that our experienced management team respond quickly and efficiently to any maintenance request you make. Our regular property visits offer peace of mind and ensure that the latest safety regulations are always in place.

Looking to rent? Make sure it's a Parkers Managed Property!

Station house is an imposing listed building, located on the edge of the town centre, convenient for Totton's railway station and most everyday facilities.

This one bedroom top floor apartment enjoys much character including sloping ceilings and a feature fireplace. Furthermore, there is a large storage area in the eaves, and though not suitable for habitation is carpeted and lit.

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) 1,495.03 for year 2024 / 2025.

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 114.



Accommodation Comprises:

Entrance Hallway

Leading to the bathroom, bedroom and kitchen / living room.

Kitchenette

Forming part of the main living room, the kitchen is modern in design and has an integral oven, hob and extractor hood.

Lounge : 15.81' x 10.04' (4.82m x 3.06m)

Lovely shape room with sloping ceilings and a pretty front-facing window.

Bedroom : 11.09' x 8.56' (3.38m x 2.61m)

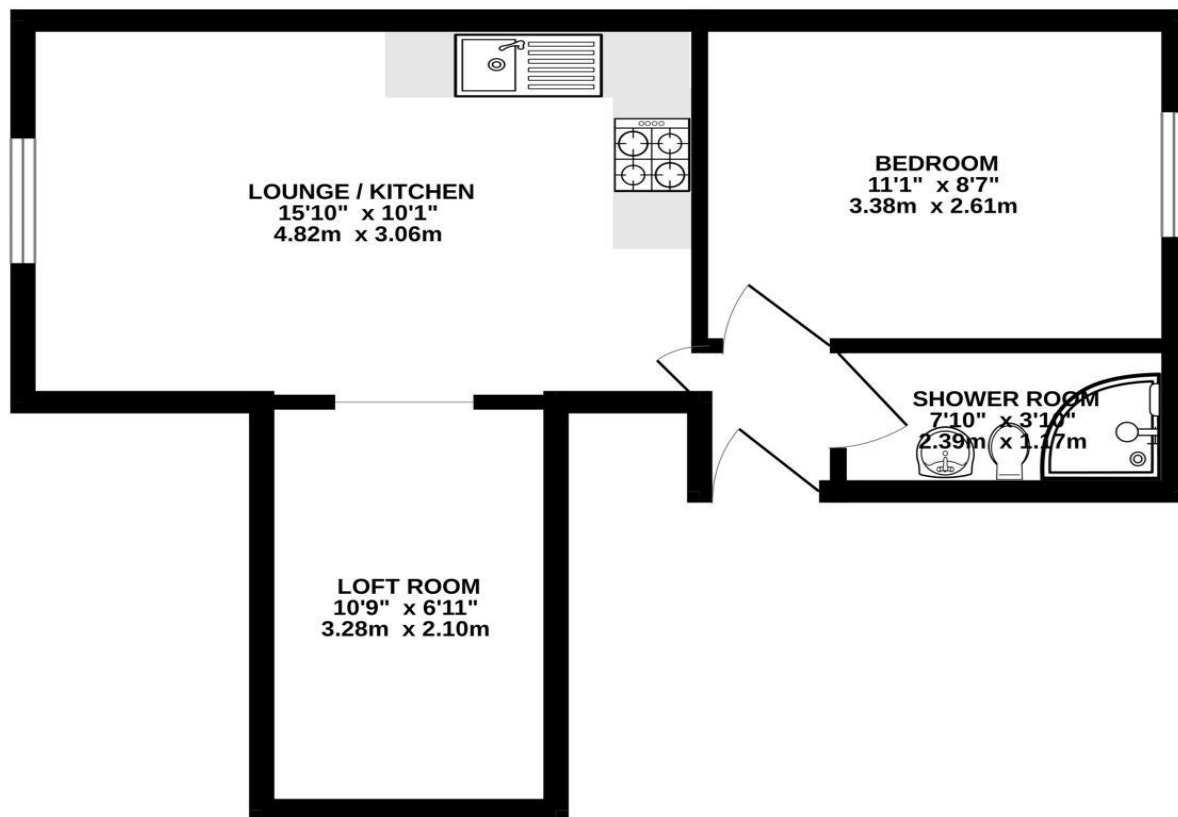
Double-size, rear-facing bedroom.

Shower Room : 7.84' x 3.84' (2.39m x 1.17m)

Purpose-built shower room with decent electric shower in enclosed cubicle.



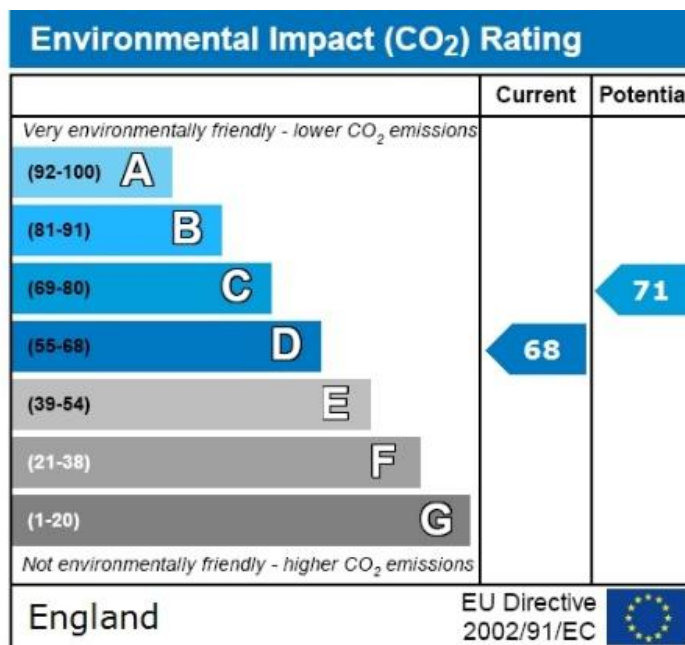
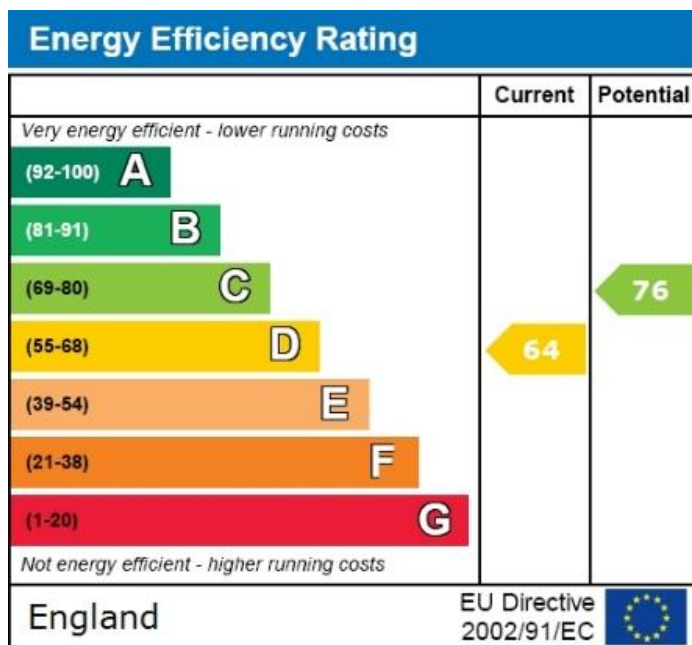
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1 BEDROOM SECOND FLOOR FLAT

TOTAL FLOOR AREA : 370 sq.ft. (34.4 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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Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £123.46) 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 £617.31)

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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