



Royston Court

2 Bedroom £950 pcm + security deposit

Stanley Road, Totton Totton

PARKERS



3 Royston Court

Description

- Nicely decorated
- Lounge with external door
- Recent new bathroom
- UPVC double glazing
- EPC Rating: C
- PROPERTY REFERENCE: 1584
- 2 bedroom apartment
- Recent new kitchen
- Parking
- Gas Central Heating
- Available 16 May 2025

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

A well-presented, 2 bedroom ground floor apartment on the outskirts of Totton. The property is convenient for a local parade of shops, bus routes and Totton recreation centre. The centre of Totton is also within easy reach and Southampton's city centre is within a short drive. The property benefits from a recently re-fitted kitchen and bathroom.



Modern conveniences are standard including central heated (combi boiler) and UPVC double glazing. There is private parking and a bin storage to the rear.

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 'B'. New Forest District Council (Totton & Eling Area) £,832.93 for year 2025/2026.

Locality: Totton:

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

Availability: Available 16 May 2025. 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 1584.



Accommodation Comprises:

Communal Entrance

Well maintained, secure communal entrance hall.

Kitchen

Recently fitted modern kitchen with electric hob. Plenty of storage and space for white goods.

Lounge

UPVC double glazed door leads to the front of the building.

Bedroom 1

Double-sized bedroom with built in wardrobe and built in shelved cupboard. The shelved cupboard has a radiator and is therefore suitable for airing clothes and linen.

Bedroom 2

A good sized, rear facing bedroom.

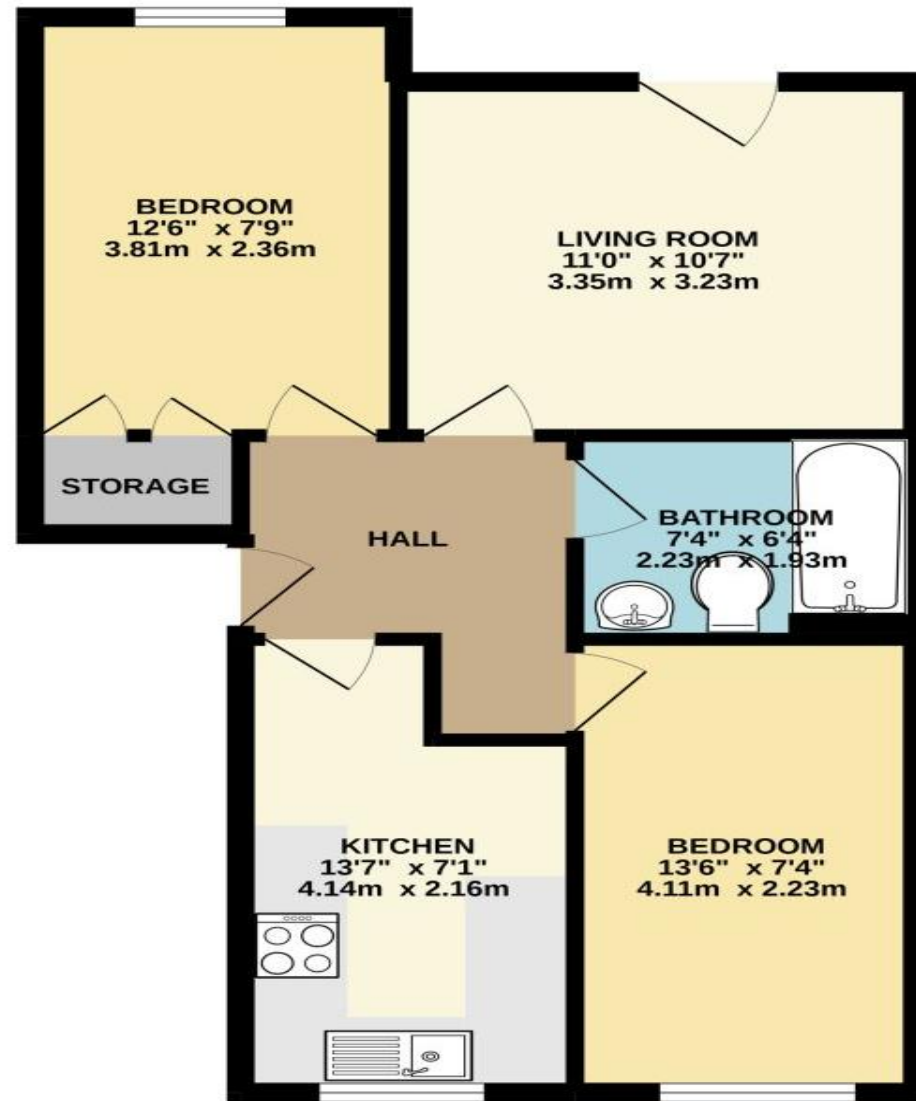
Bathroom

Recently fitted modern white suite, with shower over bath. Beautifully presented.

External

Communal grounds surround the property. Private parking for one car. Bin storage area.





Certificate Number : 0777-3931-9209-9437-9200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0777-3931-9209-9437-9200>



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Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £219.23) 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 £1096.15)

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.