



Appletree Close

3 Bedroom

**£1,295 pcm + security
deposit**

Calmore, SOUTHAMPTON Calmore

PARKERS



Appletree Close

Description

- 3 good bedrooms
- Gas Central Heating
- UPVC double-glazing
- Enclosed rear garden
- Available 29 January 2025
- Modern Kitchen & Bathroom
- Garage in block
- Oven, hob and extractor
- EPC rating: being reassessed
- PROPERTY REFERENCE: 162

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!

A beautifully presented 3-bedroom end-terrace house, located in a cul-de-sac position in this popular estate. All family amenities are close to hand.

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 'C'. New Forest District Council (Totton & Eling Area) 1,993.38 for year 2024 / 2025.

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 29 January 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 162.



Accommodation Comprises:

Entrance Porch

Living Room : 13.68' x 15.32' (4.17m x 4.67m)
Understairs cupboard. Stairs to the first floor landing. Door to:

Dining Room : 9.78' x 7.84' (2.98m x 2.39m)
With door to the garden. Door to the:

Kitchen : 9.84' x 7.02' (3m x 2.14m)
Recently fitted kitchen, with oven, hob and extractor hood. Good range of storage cupboards and work-surface space.

Stairs / Landing
Built-in linen-storage cupboard. Doors to all rooms.

Bedroom 1 : 11.55' x 9.15' (3.52m x 2.79m)
Comfortable main bedroom, with built-in double wardrobes.

Bedroom 2 : 11.75' x 8.27' (3.58m x 2.52m)
Good-size double bedroom.

Bedroom 3 : 6.46' x 5.81' (1.97m x 1.77m)
With built-in storage cupboard.

Bathroom : 5.45' x 6.50' (1.66m x 1.98m)
Refitted white suite comprising bath with shower over, wash basin and WC.

Garden
Enclosed rear garden, with pedestrian access gate leading to the rear. The front garden is open-plan, with a lockable bin-storage cupboard by the front door.

Garage
Single end-garage in nearby block, with metal up-and-over door.



Tenant Fees

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.

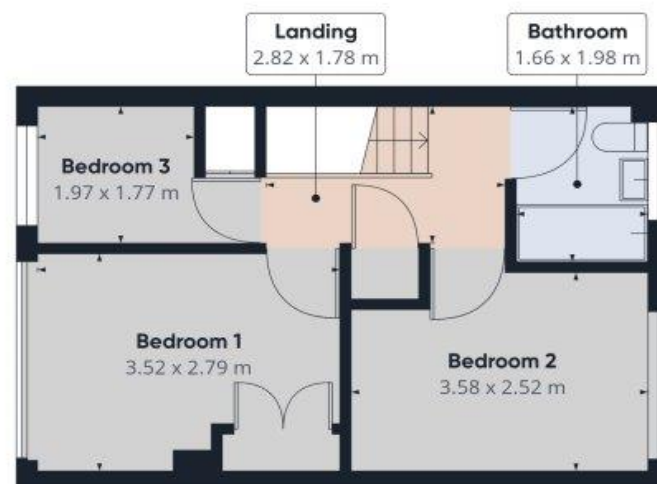
Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.





Floor 0

Approximate total area⁽¹⁾
65.17 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Certificate Number : 0370-2567-4290-2907-2285

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0370-2567-4290-2907-2285>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £299) 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 £1494)

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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