



Gladstone Road

Studio £675 pcm + security deposit

Sholing, Southampton Sholing



Gladstone Road



Description

- White goods
- Gas Central Heating
- Bath & Shower
- Long-term available
- Available 27 May 2025
- Private driveway by front door
- UPVC double glazing
- Ground floor
- EPC Rating: C
- PROPERTY REF: 1836

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

A ground floor studio apartment, with gas central heating and UPVC double glazing, further benefitting from a generous private driveway to the immediate front of the property.

A cooker, fridge /freezer and washing machine is provided. The bathroom features a full-size bath with shower over, and the package as a whole presents a comfortable home, available for a long-term let.

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 'A'. Southampton City Council. £1,510.96 for year 2025 / 2026. Discounts may be available to sole occupiers.

Availability: Available 27 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





Accommodation Comprises:

Studio Room : 15.88' x 10.47' (4.84m x 3.19m)

Spacious studio room, with window looking to the front. Large, built-in double wardrobe. Door to bathroom and through to:

Kitchen : 8.73' x 7.35' (2.66m x 2.24m)

With a range of white-faced storage cupboards, with ample work-surface. Light and airy dual-aspect room. New electric cooker to remain, plus fridge / freezer and washing machine. Wall-mounted gas-fired boiler.

Bathroom : 6.07' x 4.82' (1.85m x 1.47m)

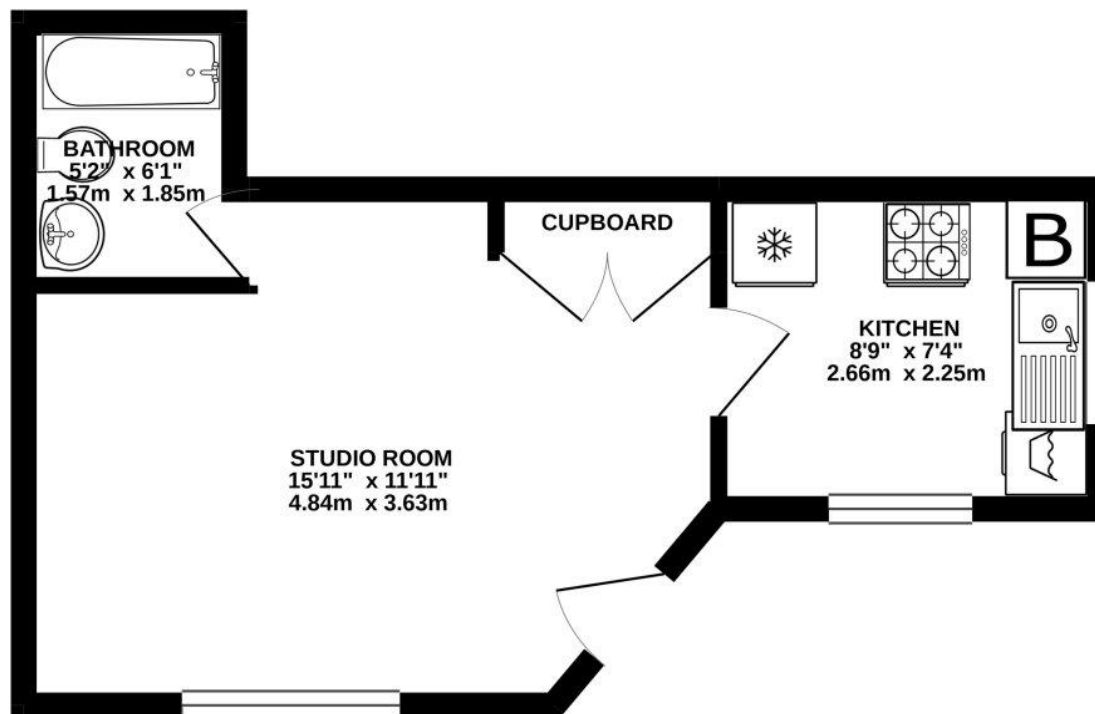
Coloured suite comprising bath with mixer shower over., WC and wash basin. The shower is fed directly by the gas-fired boiler to provide an endless supply.

External

A large hardstanding to the front of the property provides off road parking. Brick-built flower and shrub beds.



GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 263 sq.ft. (24.4 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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Certificate Number : 0346-3003-9202-7709-6200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0346-3003-9202-7709-6200>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £155.77) 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 £778.85)

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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