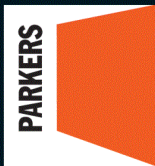




**Goldcrest Lane**

**1 Bedroom    £850 pcm + security deposit**

Totton, Hampshire Totton







## 8 Goldcrest Lane

### Description

- 1st floor position
- Re-fitted kitchen
- Bathroom with shower
- Long-term let
- Available 09/10/2025
- Private garden
- White goods
- Allocated parking & visitors
- EPC Rating: TBC
- PROPERTY REF: 1851

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 modern and much improved one bedroom first floor maisonette with a private front garden and allocated parking.

The whole property has UPVC double glazing and extensive, replacement electric heating.

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: 'TBC'.

Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) 1,571.08 for year 2025 / 2026.

Availability: Available 09 October 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 1851.



### Accommodation Comprises:

#### Front Door

External courtesy light, security entry system. Leads to:

#### Entrance Hall

Stairs rising to the first floor, night storage heater.

#### Landing

Access to part boarded roof space via a retractable ladder, cupboard housing the hot water tank.

#### Kitchen : 11.84' x 5.38' (3.61m x 1.64m)

A range of eye level and base units with contrasting worktops, stainless steel single bowl sink with mixer tap, new cooker, fridge / freezer and washing machine. Night storage heater, part tiled walls, rear aspect UPVC double glazed window.

#### Living/Dining Room : 12.24' x 11.81' (3.73m x 3.60m)

Rear aspect UPVC double glazed window, night storage heater.

#### Bedroom : 12.40' x 8.73' (3.78m x 2.66m)

Front aspect UPVC double glazed window, night storage heater, built in cupboard.

#### Bathroom

Suite comprising panelled bath with shower above, low flush WC, pedestal wash hand basin, tiled walls, electric towel radiator and down flow heater, front aspect UPVC obscure double glazed window.

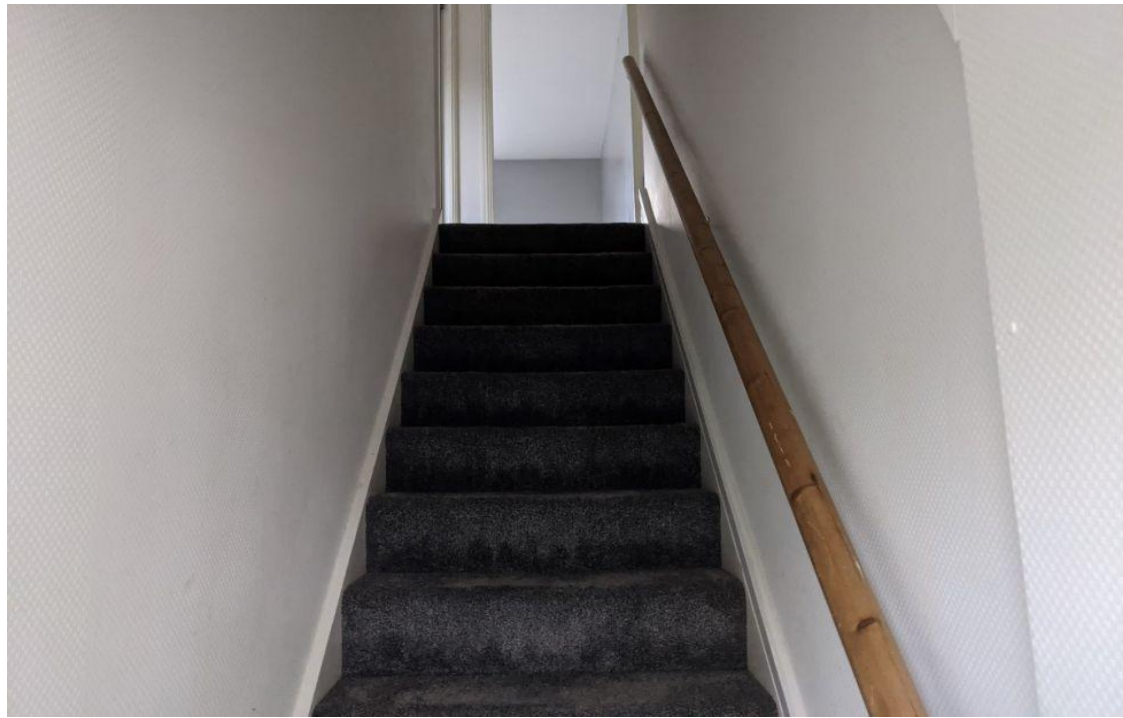
#### Garden

The property benefits from its own front and side garden which is principally laid to gravel and paving slabs for lower maintenance, timber shed.

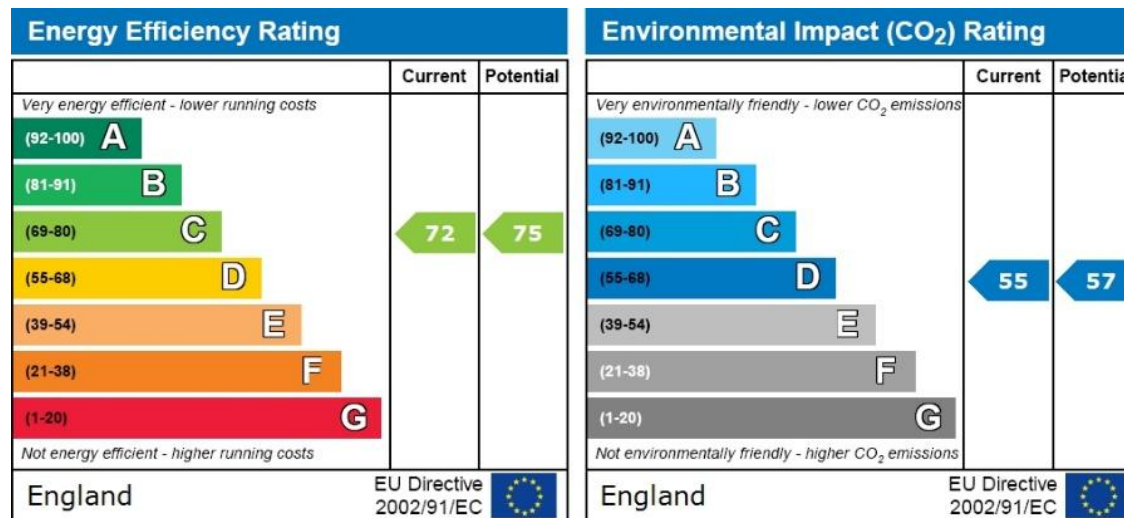
#### Parking

There is one allocated parking space and visitors parking.









## Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £196.15) 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 £980.77)

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.

**PARKERS**

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