



TO LET

Bitterne Road West, Bitterne Manor
£625 pcm + security deposit

Inclusive of electric & water. Well-presented ground floor flat with parking. Modern kitchen and luxurious shower room.

- **Inclusive of water and electric**
- Ground floor
- Laminate flooring
- Good decorative order
- Energy Rating :D
- Gas Central Heating
- Luxury shower room
- Parking
- Unfurnished
- Available 03 Sep 2022



£625 pcm +
 security deposit

Bitterne Road West,
 Southampton,
 Hampshire
 SO18 1AP

>> Key Features

- Inclusive of water and electric
- Ground floor
- Laminate flooring
- Good decorative order
- Gas Central Heating
- Luxury shower room
- Parking
- Unfurnished
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Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.

Inclusive of electric & water

A well-presented one-bedroom ground floor flat, in this small 5-unit development on the outskirts of the city.

The property has full gas-fired central heating, a modern fitted kitchen with oven, hob and extractor and a purpose-built luxury shower room.

Outside, there is a parking area, accessed from Rampart Road.

Utilities: The in-going tenant is responsible for gas and council tax bills, in addition to any other service to which they contract. The landlord is responsible for the payment of the water and electric.

Locality:

Southampton: A port city, with a rich and diverse history dating back to pre-Norman times. A modern city centre, where the historic Bargate and medieval city walls mix with today's busy shopping centres, cafes,



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restaurants and night-life. University Hospital Southampton NHS Foundation is one of the city's biggest employers, providing care and specialist services to more than 3 million people in the South of England. Southampton pulls many thousands of people the annual boat show, hosted at Mayflower Park, echoing the City's rich maritime history. Southampton Football Club's home, St. Mary's is located close to the City Centre, regularly attracting an attendance of 30,000 or so spectators.

Deposit: A deposit of 5 x weeks rent is payable.

Pets: We regret that pets are not permitted.

Energy Performance Rating: 'D'

Availability: Available from 03 September 2022. 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 1916.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 6 miles (16mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the A35 ramp. (2.9 miles)
5. Keep left to take A3024. (0.5 miles)
6. Turn right onto Portland Terrace. (0.02 miles)
7. Bear left onto Civic Centre Road. (1.4 miles)
8. Turn right onto Quayside Road. (0.2 miles)
9. Turn left onto Rampart Road. (0.1 miles)
10. Turn left onto Bitterne Road West/A3024. (0.06 miles)
11. Your destination is on the left. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 6.30pm, Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (where an order has been made by The Child Maintenance Service only. Private arrangements of child maintenance payments are not accepted).

For example, if a rent of £800 is agreed, then a minimum household income of £24,000 is required: (£800 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 per annum. All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).

Some of our landlords' lender or building insurer restrict letting to applicants in receipt of Housing Benefit. Some lenders, such as Cooperative, Barclays are removing this restriction, but for many others it still applied. Please feel free to contact us for further information on this property.



Certificate Number : 1700-6925-0922-1095-3393

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/1700-6925-0922-1095-3393>



Entrance Hallway

With access to bedroom, bathroom and:

Living/Dining Room

Attractive bay-fronted room. Wood laminate flooring. Open to:

Kitchen

Modern fitted kitchen with ample storage cupboards and work surface. Plumbing for washing machine. Space for refrigerator. Integral oven, hob and extractor hood.

Bedroom

With wood laminate flooring.



Shower Room

Modern, purpose-built shower room comprising: tiled cubicle with electric shower, wash basin and WC.

External

Allocated parking for 1 car. Accessed from Rampart Road.

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



TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.