



TO LET

Bitterne Road West, Bitterne Manor
£585 pcm + security deposit

INCLUSIVE OF WATER & ELECTRIC. A modern, well-presented one bedroom first floor flat, convenient for the city centre.

- Inclusive of water and electric bills
- Open plan kitchen
- 1 Reception
- Shower room
- Available 07 March 2022
- Unfurnished
- Parking
- Convenient location
- Energy Rating : D
- PROPERTY REFERENCE: 1992



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security deposit**

Bitterne Road West,
Southampton,

SO18 1AP

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

A modern, well-presented one bedroom first floor flat, in convenient a location to the city centre. The property has a modern kitchen and shower room, and laminate flooring to the principal areas.

Utilities: The in-going tenant is responsible for gas and council tax bills, in addition to any other service to which they contract. ***ELECTRIC & WATER BILLS INCLUDED***

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

Pets: We regret that pets are not permitted.

Energy Performance Rating: 'D'.

Availability: Available immediately. 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.

>> Key Features

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For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 1992.

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

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.

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:
 $(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times \text{by } 2.5) = £24,000 \text{ per annum.}$

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



Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG

Tel : 023 8086 8578 Fax : No Fax Service

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applicants in receipt of Housing Benefit. Some lenders, such as Cooperative, Barclays are removing this restriction, but for many others it still applies. Please feel free to contact us for further information on this property.



Entrance Hallway : 10.73' x 6.40' (3.27m x 1.95m)
 Skylight to rear aspect, skimmed ceiling, laminate flooring,
 doors leading to bedroom, shower room and lounge.

Lounge / Kitchenette : 12.73' x 10.56' (3.88m x 3.22m)
 Double glazed window to side aspect, skimmed ceiling, eye
 and base level units with worktops over, electric oven and hob,
 stainless steel sink and drainer, skylights to front and rear
 aspects.





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