



**High Street**

**Studio    £650 pcm + security deposit**

Totton, Southampton Totton

**PARKERS**







## Flat 2, 17 High Street

### Description

- Studio flat
- Separate kitchen
- Ground floor
- Long term rental
- Available 10 September 2025
- un-furnished
- Shower room
- Secure entry system
- EPC rating: D
- PROPERTY REFERENCE: 1995

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 converted ground floor studio flat, available for long term rental.

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

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 10 September 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 1995.





### **Accommodation Comprises:**

#### **Hallway**

Leading to kitchen, shower room and studio room.

#### **Kitchen**

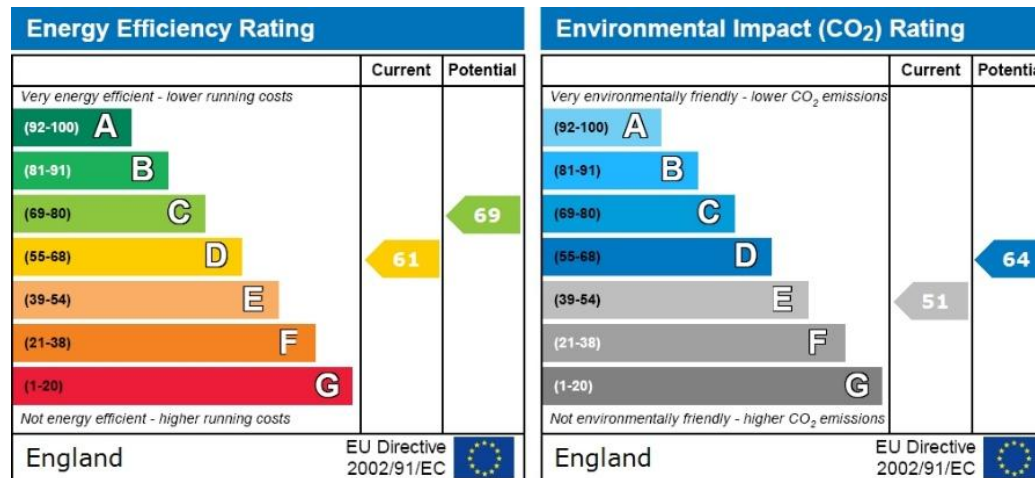
Good range of storage units and work-surface with oven, hob and hood to remain.

#### **Shower Room**

White-coloured suite with shower cubicle housing electric shower, wash hand basin and low level WC.

#### **Studio Room**

Spacious studio room.



## Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £150.00) 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 £750.00)

The following fees may also be charged during your tenancy

Lost/replacement keys/security fobs  
 Rent arrears fees/charges  
 Change of tenancy

THE PROPERTY MISEDDESCRIPTIONS 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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