



35 Shirley Road

1 Bedroom £875 pcm + security deposit

Shirley, Southampton Shirley





Flat 1 35 Shirley Road

Description

- Ground floor
- White goods
- UPVC Double glazing
- Energy Rating : C
- Available 12 March 2025
- Parking for 1 car
- Gas Central Heating
- Council Tax Band A
- Unfurnished
- PROPERTY REF: 2056

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

A one-bedroom ground floor flat in a very well maintained block on the outskirts of Shirley, within a 10-minute walk of Southampton Central Station and the City Centre.

Features include gas central heating, UPVC double-glazing, a security entryphone system and allocated off-road parking.

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. £1438 for year 2024 / 2025.

Availability: Available 12 March 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 2056.



Accommodation Comprises:

Communal Entrance

With Security Entryphone system. Private front door leads to:

Lounge Area : 12.80' x 14.86' (3.90m x 4.53m)

(Measurement incorporates the kitchen area). Light and airy, newly decorated and carpeted Lounge with large walk-in bay window.

Kitchen Area

With an ample selection of beech-effect storage cupboards and a laminated work-surface. Integral electric oven and hob, washing machine and refrigerator to remain. Door to:

Inner Hallway : 5.09' x 2.30' (1.55m x 0.70m)

With doors to the Shower Room and:

Bedroom : 12.80' x 10.83' (3.90m x 3.30m)

Side-facing quieter double bedroom, newly carpeted and decorated, with a double-glazed window to the side. Large double wardrobe to remain.

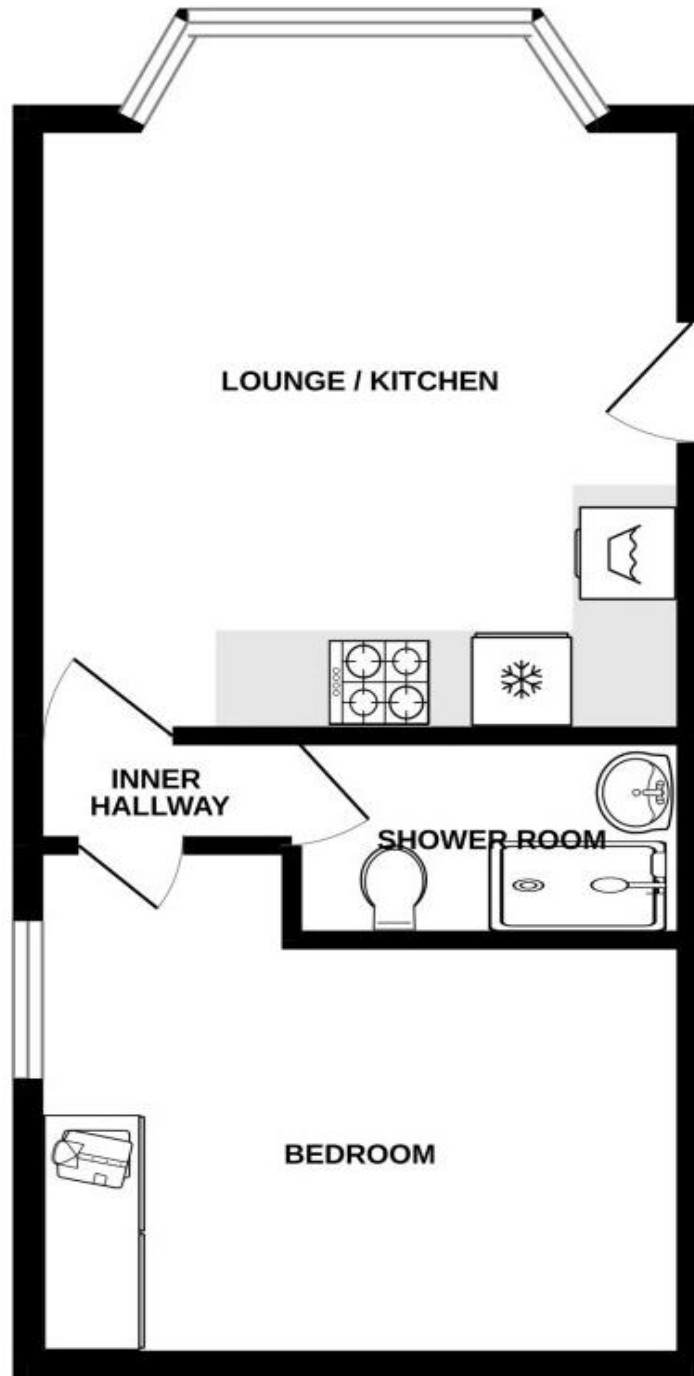
Shower Room : 7.71' x 4.27' (2.35m x 1.30m)

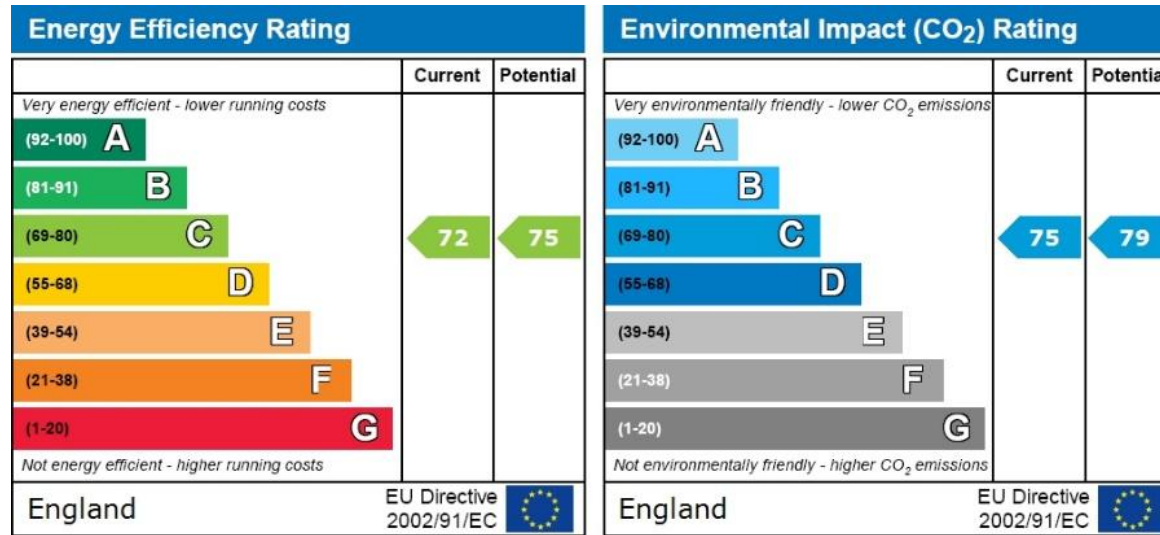
Modern white suite comprising double cubicle with electric shower over, wash-basin and WC. Wood-effect flooring.

External

Very well kept communal areas. Bin storage to the side and clothes-drying area to the rear. Generous allocated space for one car.







Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £201.92) 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 £1009.62)

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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