



TO LET

35 Shirley Road, Shirley
£685 pcm + security deposit

A spacious, recently decorated one-bedroom first-floor flat in this small, well-kept development on the outskirts of the

- Small well-kept block
- Part furnished
- Generous parking space
- Recently decorated
- Available 17 May 2022
- Fitted kitchen
- Modern shower room
- Gas Central Heating
- Energy Rating : C
- PROPERTY REF: 2058



£685 pcm +
 security deposit

35 Shirley Road,
 Shirley,
 Southampton
 SO15 3EW

>> Key Features

- Small well-kept block
- Part furnished
- Generous parking space
- Recently decorated
- Fitted kitchen
- Modern shower room
- Gas Central Heating
- Energy Rating : C
- Available 17 May 2022
- PROPERTY REF: 2058

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

A spacious and recently decorated 1-bedroom first floor flat, partly furnished and available for a long-term let.

The property features a bay-fronted lounge, fully fitted kitchen with white goods, a purpose-built shower room, UPVC double glazing and full gas-fired central heating. A generous parking space is located to the rear of the building, together with a clothes-drying area.

This is a small and well-kept development, located within easy reach of the city centre.

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'.



£685 pcm + security deposit

Council Tax: Band 'A'. Southampton City Council. £1304.19 for year 2022 / 2023.

Location: 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, 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.

Availability: Available from 17 May 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 2058.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 3.6 miles (10mins)

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. (2.3 miles)
5. Take the exit. (0.1 miles)
6. Bear right onto Waterloo Road. (0.4 miles)
7. Turn right onto Shirley Road/A3057. (0.04 miles)
8. 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.

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.



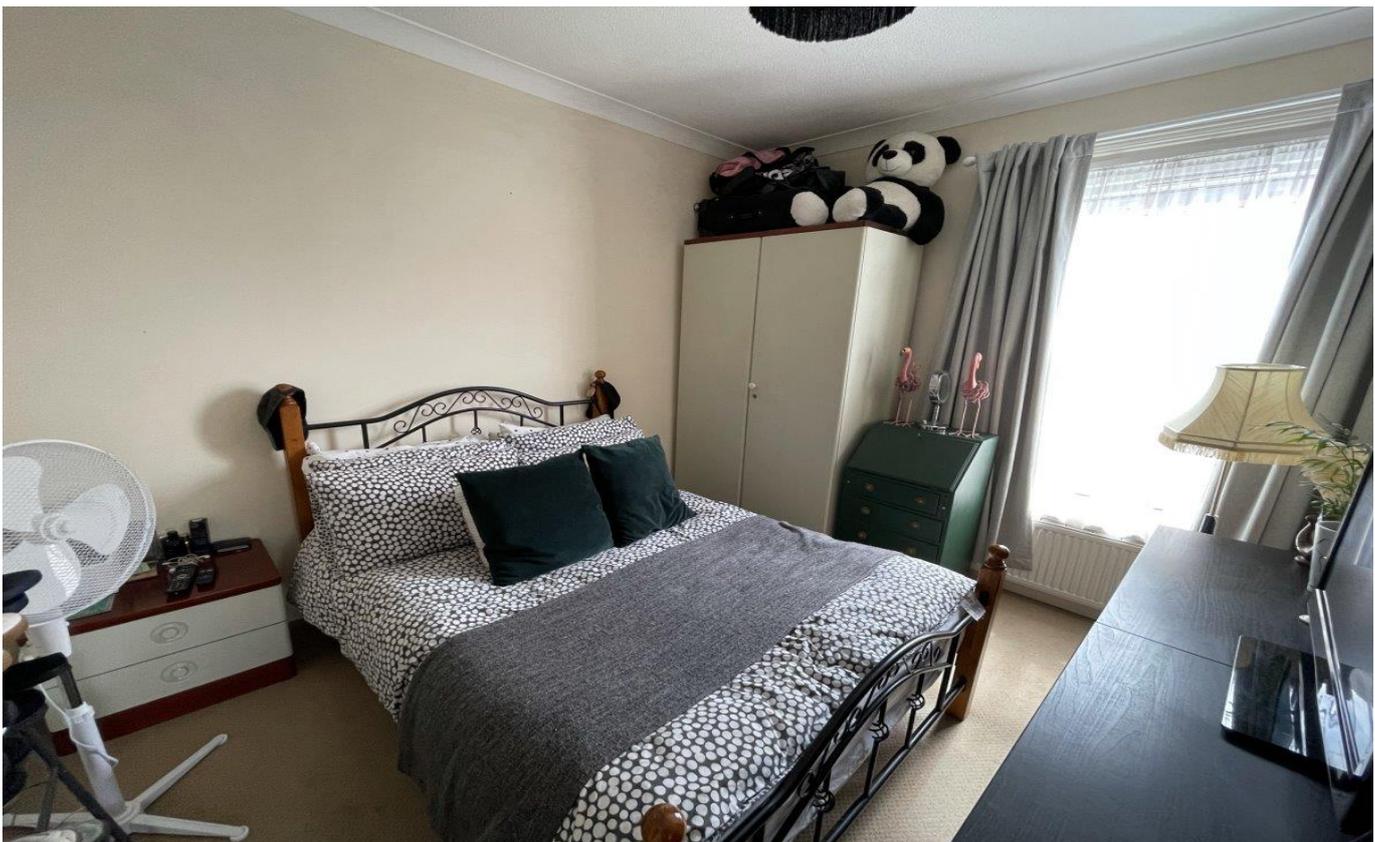
£685 pcm + security deposit

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 applies. Please feel free to contact us for further information on this property.



**Entrance Hall : 6.92' x 4.56' (2.11m x 1.39m)**

Built-in storage cupboard. Doors to all rooms.

Lounge / Diner : 11.48' x 16.27' (3.50m x 4.96m)

Very comfortable and spacious room with deep walk-in bay window.

Kitchen : 5.54' x 12.70' (1.69m x 3.87m)

With a good range of storage cupboards and ample work-surface space, this kitchen features an integrated electric oven, a gas hob and extractor hood. Washing machine and refrigerator also to remain. Wall-mounted gas-fired boiler.

Bedroom : 11.12' x 9.42' (3.39m x 2.87m)

Side-facing double bedroom, with double bed, bedside table, chest of drawers and wardrobe to remain.

Shower Room : 7.97' x 4.56' (2.43m x 1.39m)

Modern white purpose-built shower room, housing cubicle, wash basin and WC.

External

One generous parking space is located to the rear of the building, together with a clothes-drying area. A security entry-phone system gives secure access to the property.

Tenant Fees

From 01/06/2019

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.



GROUND FLOOR
 422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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 in conjunction with any prospective purchase. The services, systems and appliances shown here had been tested and no guarantee as to their operability or efficiency can be given.
 (Made with Hoxign 10002)



Directions

Starting from SO40 3SG. Total : 3.6 miles (10mins)

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. (2.3 miles)
5. Take the exit. (0.1 miles)
6. Bear right onto Waterloo Road. (0.4 miles)
7. Turn right onto Shirley Road/A3057. (0.04 miles)
8. Your destination is on the left. (0.00 miles)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	75	76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England	EU Directive 2002/91/EC		England	EU Directive 2002/91/EC	

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.