Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578 Fax : No Fax Service

TO LET

Brunswick Place, Totton
£1,400 pcm + security deposit

Unashamedly luxurious 3-bedroom townhouse in this exclusive development, just a stone's throw from Totton and Eling Cricket

- Beautifully presented
- 3 bedrooms
- 2 Bathrooms
- Cloakrooom
- South-west facing garden
- Luxurious bedroom suite
- Garage & driveway
- Kitchen / breakfast room
- White goods
- Available 17 June 2021

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Brunswick Place, Totton, Southampton SO40 8AJ

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

This handsome townhouse is situation in a prime position for any cricket fan, being just a stone's throw from Totton and Eling Cricket Club, in this exclusive development built less than 10 years ago.

The accommodation is unashamedly luxurious for a professional couple, with a huge master bedroom and en-suite shower room, beautifully-fitted kitchen opening on to a low-maintenance South-West-facing garden and modern, tasteful decoration throughout.

The property is located some 3 miles West of Southampton City centre, with good access to the M27 and nearby Totton's mainline railway station.

>> Key Features

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Available for a professional couple or single applicant only please, for a long-term let.

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'

Availability, Available immediately. Please note that an initial term of six months will apply.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 324.

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

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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.

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Entrance

0.0x 0.0ft (0.0m x 0.0m)

Attractive, spacious Entrance Hallway, with wood-effect flooring, stairs to the first floor landing, and doors to the Kitchen / breakfast room and:

Clockroom

0.0x 0.0ft (0.0m x 0.0m)

Modern white suite of WC and wash basin.

Kitchen/breakfast Room

9.9x 13.1ft (3.0m x 4.0m)

Modern matt white fitted kitchen with plenty of storage units and ample dark-grey roll-edge work surfaces and upstand. Integral single electric oven and gas hob, dishwasher, washer/dryer and fridge/freezer. Dining island and 4 x chairs to remain.

Stairs / First Floor Landing

0.0x 0.0ft (0.0m x 0.0m)

2 x built-in storage cupboards., and window to the front elevation. Doors to Bedrooms 2 and 3, the main bathroom and:

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Lounge

10.1x 13.7ft (3.0m x 4.1m)

This delightful room enjoys the afternoon sun thanks to the large picture window overlooking the rear garden. Sky TV connection.

Bedroom 2

10.1x 11.0ft (3.0m x 3.3m)

Front facing double bedroom, light and airy with 2 x windows.

Bedroom 3 / Study

9.9x 7.7ft (3.0m x 2.3m)

Perfect office or third bedroom, with a range of shelving to remain.

Main Bathroom

0.0x 0.0ft (0.0m x 0.0m)

Modern white-coloured suite comprising bath with mixer shower over, wash basin and ceramic tiled floor.

Stairs To 2nd Floor

0.0x 0.0ft (0.0m x 0.0m)

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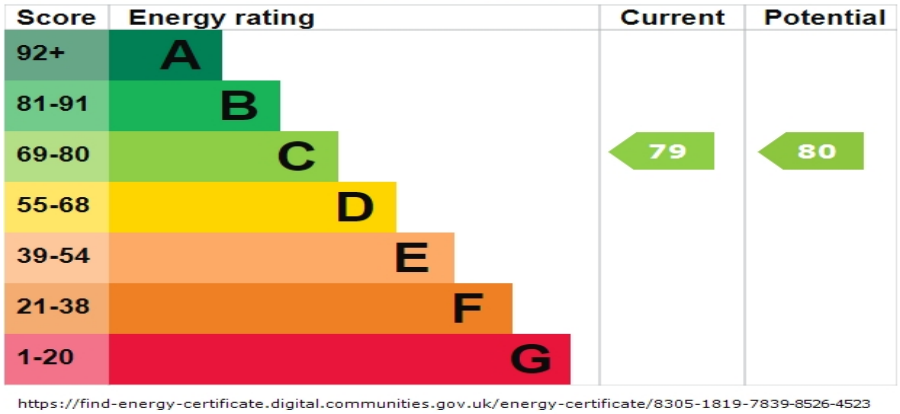
Directions

Certificate Number : 8305-1819-7839-8526-4523



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.