



Shirley Road

Shirley, Southampton Shirley

**1 Bedroom
Recently refurbished**

£720 pcm + security deposit





Flat 2, 110A Shirley Road

Description

- Recently refurbished
- Unfurnished
- Central location
- Modern kitchen
- EPC rating: D
- PROPERTY REFERENCE: 2138
- 1 Bedroom first floor flat
- Gas Central Heating
- Modern bathroom with shower
- Spacious Lounge
- Available 15 February 2023

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 recently refurbished, and spacious 1-bedroom first floor flat, with good access to Southampton City Centre. The property has a lovely modern kitchen and bathroom, a bright, spacious lounge and comfortable double bedroom. Recent new wood flooring throughout provides a fresh, modern feel. This property features UVPC double-glazed windows and gas central heating with a recently fitted boiler.

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'. Southampton City Council. £1304.19 for year 2022 / 2023.

Locality: Shirley, Southampton

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 15 February 2023. 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 2138**.

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.

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. (0.5 miles)
6. Turn right onto Shirley Road/A3057. (0.1 miles)
7. Your destination is on the right. (0.00 miles)

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



Accommodation Comprises:

Communal Entrance

A secure communal entrance serving just two flats.

Lounge : 14.70' x 12.50' (4.48m x 3.81m)

A newly redecorated, spacious lounge with feature fireplace, new wood effect flooring and double UVPC windows bringing in lots of natural light.

Inner Hallway

Inner hallway leading to kitchen, bathroom and bedroom.

Kitchen / Breakfast Room : 12.30' x 6.73' (3.75m x 2.05m)

A good sized, newly redecorated kitchen with gloss white eye and base level cupboards, offered with oven and hob. Large window and white decor adds a bright, spacious feel to the room.

Bathroom : 8.66' x 4.53' (2.64m x 1.38m)

Newly refurbished bathroom with bath, Shower attachment off-tap and electric shower. Black wood effect flooring brings a modern touch to this room.

Bedroom : 12.30' x 8.83' (3.75m x 2.69m)

A comfortable sized double-bedroom, newly redecorated with wood effect flooring and fitted spotlights. Large UVPC window brings in lots of natural light with it's position maintaining privacy.

Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

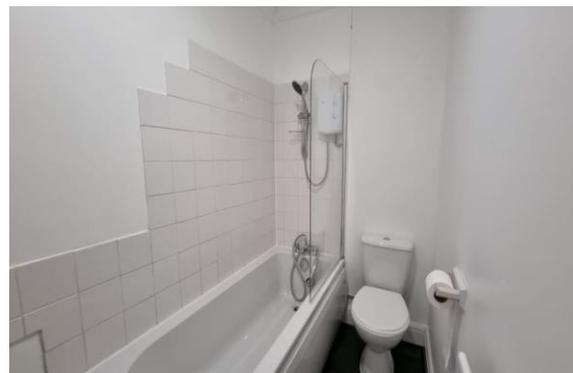
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

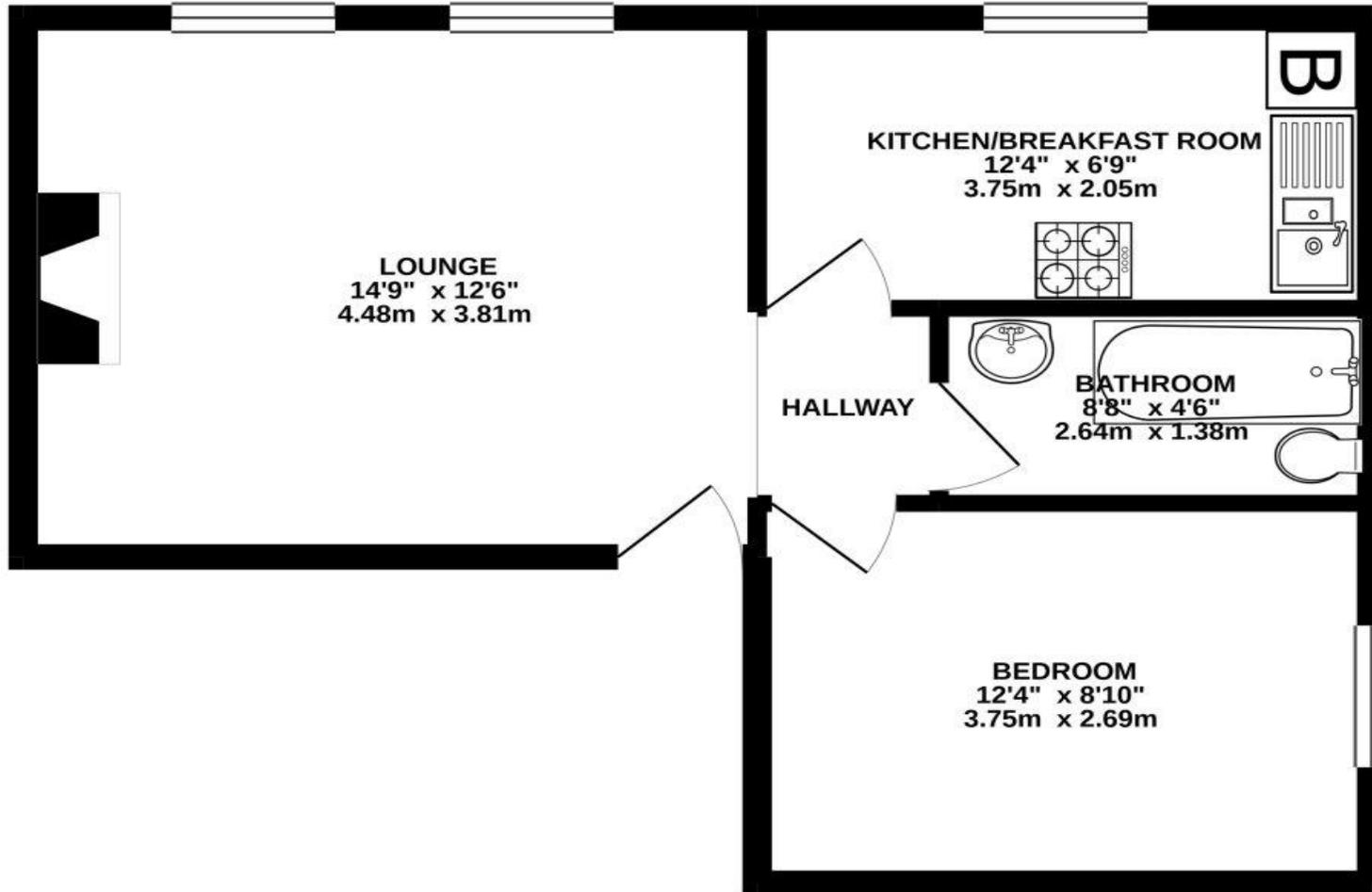
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.



FIRST FLOOR FLAT
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.4 sq.m.) approx.

Whilst 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Certificate Number : 5339-4526-7000-0721-7222

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 |
| 55-68 | D | 66 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5339-4526-7000-0721-7222>

PARKERS

1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG

telephone : 023 8086 8578

email : info@parkersletttings.com

parkersletttings.com

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.