Maynard Road

Totton, Hampshire

Beautiful 2-bedroom, 2-bathroom apartment

£1,300 pcm + security deposit

4 Glyn Gables Maynard Road

Description

- P.Built - Part Furnished
- 2 Beds + 1 Reception
- 2 Bathrooms
- Shower
- Energy Rating : B
- Council Tax Band B
- No special accessibility
- Allocated Parking
- Balcony
- Washing Machine
- Dish Washer
- Gas Central Heating

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

A fabulous, light, bright and spacious 2-bedroom first floor apartment, offering stylish, modern living in the heart of the town centre. With windows at every turn, sunshine floods the property, and with double doors opening out to a Juliet Balcony, the Living Room is certainly a show-stopper.

For added convenience, the property is part-furnished and comes with extensive white goods. Viewing highly recommended, and one not to miss!

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: 'B'.

Council Tax: Band 'B'. New Forest District Council (Totton & Eling Area) £1,832.93 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 immediately. 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 2419.

Hours of business: We're open for business Monday - Friday 9.00am - 4.30pm.

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.

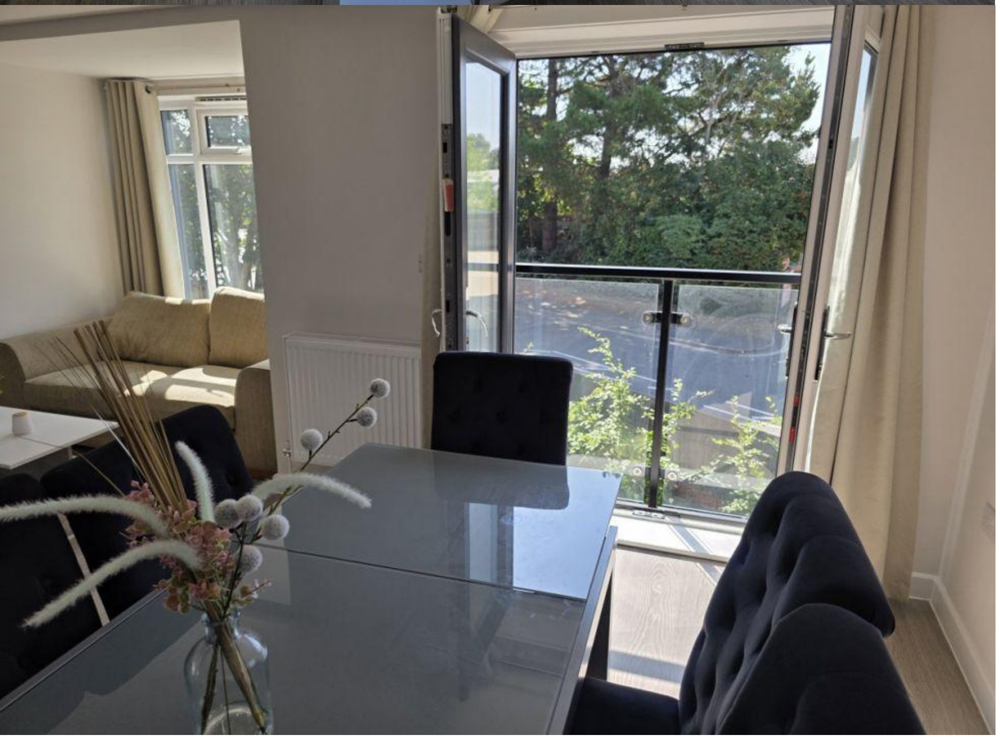
If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving 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 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.



Accommodation Comprises:

Entrance Hallway
With built-in storage cupboard and further boiler cupboard. Security entry-phone.

Living Room : 18.93' x 17.36' (5.77m x 5.29m)
Plus Bay. Bright and spacious triple aspect Living Room, with wood-effect flooring, and UPVC double-glazed double doors opening on to the Juliet Balcony. Open plan to the:

Kitchen
Modern, gloss white fitted kitchen, with plenty of storage and worksurface. Integral fridge / freezer, washer / dryer, dishwasher, oven, hob and hood, together with small electricals.

Bedroom 1 : 15.91' x 11.35' (4.85m x 3.46m)
Max measurements
Light and airy dual-aspect room with built-in wardrobe and chest of drawers. Door to:

En-suite : 6.79' x 5.51' (2.07m x 1.68m)
Well-appointed purpose-built shower room comprising double cubicle, wash-basin and WC.

Bedroom 2 : 10.96' x 8.79' (3.34m x 2.68m)
Comfortable second bedroom, with built-in double wardrobe.

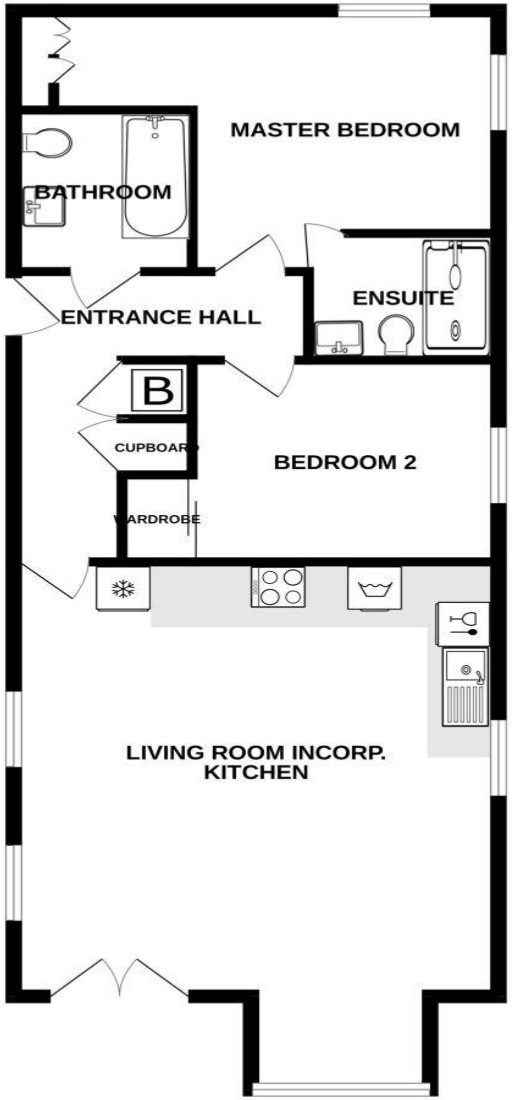
Bathroom : 7.02' x 6.40' (2.14m x 1.95m)
Modern suite of bath, with shower over, wash-basin and WC.

Parking
1 allocated bay parking space.

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: 3 x weeks rent plus VAT, and subject to a minimum of £650 plus VAT (£780 including VAT).

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

FIRST FLOOR APARTMENT
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

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