



King Georges Avenue

**Beautifully-presented 3-
bedroom family home**

**£1,650 pcm + security
deposit**

Shirley, Southampton

PARKERS





212 King Georges Avenue, Shirley, Southampton, SO15 4LB

Description

- Beautiful family house
- 3 bedrooms
- Driveway Parking
- Energy Rating : D
- Sunny, thru Lounge / diner
- Fully refurbished
- New Kitchen and Bathroom
- Gas Central Heating
- Council Tax Band C
- PROPERTY REF: 2460

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!

An immaculately presented family house, refurbished with no expense spared to provide an exceptional standard of accommodation.

The property is light and airy, with a generous Lounge / Diner, a luxurious refitted kitchen, a new bathroom - with a very decent shower, full gas central heating and UPVC double-glazing.

Outside there is a large, enclosed garden - perfect for entertaining - and off-road parking to the front. The property sits within a convenient residential location close to local shops, schools and transport links.

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.

Energy Performance Rating: 'D'.

Council Tax: Band 'C'. Southampton City Council. 1372.24 1600.95 2116.87 for year 2026 / 2027.

Locality: 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 immediately on an Assured Periodic Tenancy agreement. 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.

For further information or to view: Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2460

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 2.6 miles (8mins):

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. (0.9 miles)
5. Take the exit. (0.2 miles)
6. Enter Millbrook Roundabout and take the 2nd exit onto Tebourba Way/A35. (0.5 miles)
7. Turn right onto Oakley Road. (0.08 miles)
8. Turn right onto King George's Avenue. (0.08 miles)
9. Your destination is on the left. (0.00 miles)

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:

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

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).



Accommodation Comprises:

Hallway

Spacious and welcoming Hallway.

Lounge / Diner : 25.72' x 11.94' (7.84m x 3.64m)

Attractive bay-fronted room, with polished wood-block flooring, offering a variety of possible layouts. UPVC double-glazed double doors open out on to the rear garden.

Kitchen : 9.84' x 8.20' (3m x 2.50m)

A beautiful, refitted kitchen, with a range of light-grey eye and base-level storage cupboards and ample wood-effect work-surface space. Integral electric oven, ceramic hob and extractor hood. Light and airy due to its' dual aspect. Door opens out to the rear garden.

Stairs / Landing

Beautifully decorated and with new light-grey coloured carpet.

Bedroom 1 : 11.94' x 10.50' (3.64m x 3.20m)

Beautifully decorated and with new light-grey coloured carpet. Walk-in bay window.

Bedroom 2 : 13.25' x 10.10' (4.04m x 3.08m)

Comfortable double bedroom, again beautifully decorated and with new light -grey carpet. Overlooks the rear garden.

Bedroom 3 : 9.84' x 7.28' (3m x 2.22m)

Very useful third bedroom.

Bathroom : 5.31' x 4.76' (1.62m x 1.45m)

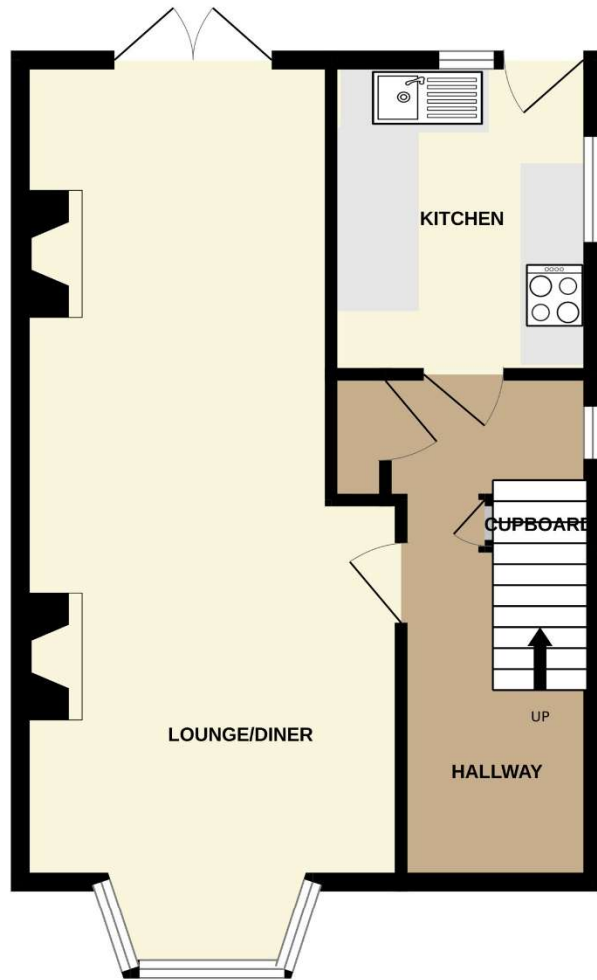
New, luxurious white-coloured suite comprising bath with excellent shower over, wash-basin and WC.

Garden

Perfect for family entertaining, the property benefits from a generous, enclosed rear garden, comprising a large gravelled area to the fore, a raised patio area and a lawn to the remainder.



GROUND FLOOR



1ST FLOOR



Certificate Number : 0118-1047-6216-8640-1294

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0118-1047-6216-8640-1294>



Our Fees

Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

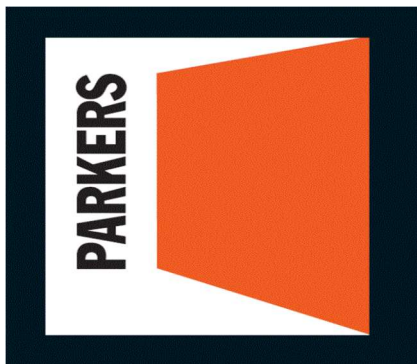
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

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.



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SOUTHAMPTON, SO40 3SG

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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.