



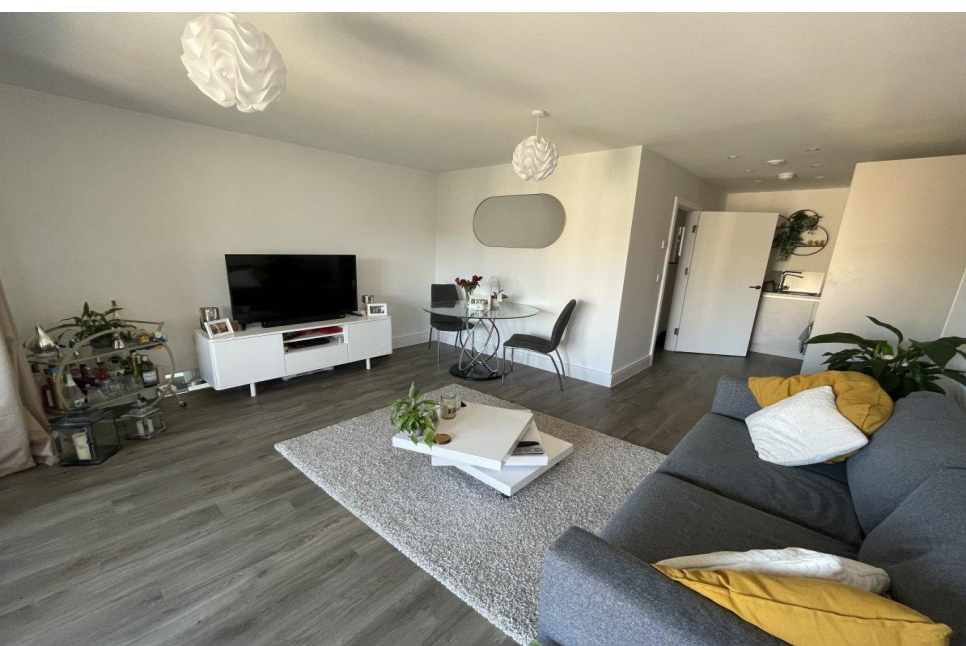
**Thomas Blake Avenue**

**1 Bedroom**

**£1,200 pcm + security  
deposit**

Southampton, Hampshire





## 19 Riverside Quay Thomas Blake Ave

### Description

- Available now
- Spacious double bedroom
- Underfloor heating
- Gated Parking
- Energy Rating : B
- PROPERTY REF: 2465
- Modern apartment
- Modern Bathroom
- Central location
- Balcony
- Council Tax Band B

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

Available to let is this stunning, modern one-bedroom apartment located in the heart of Southampton.

The property boasts attractive features, including underfloor heating, secure gated parking, and a spacious balcony with great views.



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 'B'. Southampton City Council. 1852.26 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 2465.



### Accommodation Comprises:

#### Hallway

Entrance hallway with large storage cupboard, Entryphone system.

#### Lounge / Diner : 23.20' x 14.76' (7.07m x 4.50m)

A spacious lounge area, sliding doors to the balcony.

#### Kitchen

A modern kitchen, electric oven and hob. Integrated fridge freezer and dishwasher.

#### Bedroom : 13.81' x 10.47' (4.21m x 3.19m)

A bright and spacious double bedroom.

#### Bathroom : 7.51' x 6.53' (2.29m x 1.99m)

A modern three-piece white suite with shower over bath.

#### External

A large balcony with views overlooking Saint Mary's stadium. Secure gated parking for one car.





**Floor Plan**

Certificate Number : 0968-3873-7333-2990-5771

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0968-3873-7333-2990-5771>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £276.92) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £1384.62)

The following fees may also be charged during your tenancy

Lost/replacement keys/security fobs  
Rent arrears fees/charges  
Change of tenancy

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.

**PARKERS**

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