



Chalfont Court

Close General Hospital, Southampton, SO16 6BB

**2 Bedroom split level
maisonette**

**£1,095 pcm + security
deposit**





16 Chalfont Court, Southampton, SO16 6BB

Description

- Newly redecorated and re-carpeted
- Modern Kitchen
- Gas Central Heating
- Energy Rating : C
- Available now
- Split level maisonette
- Oven, hob and fridge / freezer
- Council Tax Band B
- Garage
- PROPERTY REF: 2479

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!

This spacious 2-bedroom maisonette has just been redecorated and recarpeted, and offers clean, fresh living in a pleasant and convenient location, close to the General Hospital and most everyday amenities.

The property features gas central heating, full UPVC double glazing and a modern Kitchen and Bathroom. Secure parking is provided by a single lock-up garage.

Utilities: The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which the tenant contracts.

Deposit: A deposit of 5 x weeks rent is payable.

Energy Performance Rating: 'C'.

Council Tax: Band 'B'. Southampton City Council. £1,852.26 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. 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 2479

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 3.3 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. (0.9 miles)
5. Take the exit. (0.2 miles)
6. Enter Millbrook Roundabout and take the 2nd exit onto Tebourba Way/A35. (1.2 miles)
7. Turn left onto Warren Avenue. (0.1 miles)
8. Turn left onto Warren Crescent. (0.07 miles)
9. Turn left onto Bracken Lane. (0.01 miles)
10. Turn right to stay on Bracken Lane. (0.08 miles)
11. Turn left to stay on Bracken Lane. (0.01 miles)
12. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.00am to 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).



Accommodation Comprises:

Hallway

With stairs serving both first and second floors.

Living/Dining Room : 13.45' x 16.63' (4.10m x 5.07m)

Bright and spacious reception room.

Kitchen : 10.17' x 7.94' (3.10m x 2.42m)

A modern fitted kitchen with plenty of storage and work-surface. Integral oven, hob and extractor, Fridge / freezer to remain.

Bedroom 1 : 13.75' x 10.27' (4.19m x 3.13m)

Spacious double bedroom.

Bedroom 2 : 9.94' x 7.48' (3.03m x 2.28m)

Very comfortable second bedroom.

Bathroom : 7.25' x 5.18' (2.21m x 1.58m)

Modern, white-coloured suite of bath, with shower over, wash-basin and WC.

Garage

Single garage in adjacent block, with metal up-and-over door.



Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

We require a Holding Deposit equal to 1 week's rent (approx £252.69) 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 £1263.46)

Permitted default payments:

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

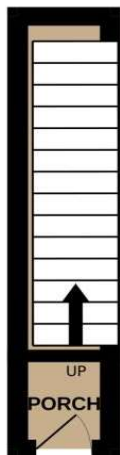
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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.

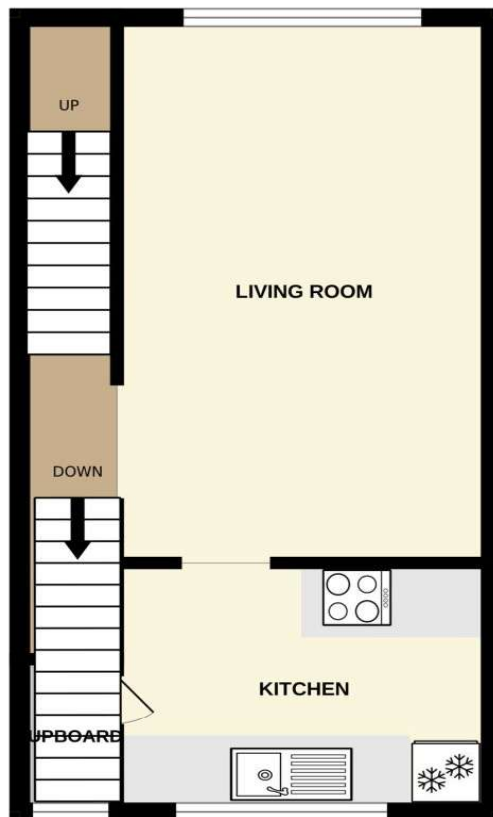
Early release of tenancy: 3 x weeks rent plus VAT, and subject to a minimum of £650 plus VAT (£780 including VAT).

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

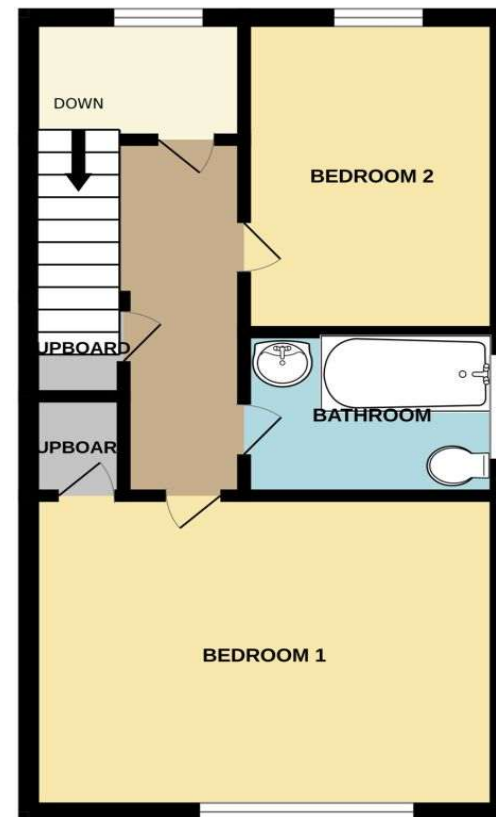
GROUND FLOOR



1ST FLOOR



2ND FLOOR



CHALFONT COURT, BRACKEN LANE, SO16 6BB

TOTAL FLOOR AREA : 517sq.ft. (48.0 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 : 0218-1901-7230-5143-4904

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0218-1901-7230-5143-4904>



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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.