



Old Redbridge Road

Old Redbridge, Southampton

**2 Bedroom first floor
apartment**

£950 pcm + security deposit





Flat 4, 49 Old Redbridge Road, Old Redbridge, Southampton, SO15 0NN

Description

- 2 bedrooms
- Good carpets
- Small, modern development
- Bathroom with shower
- Gas Central Heating
- Available 07 June 2025
- Good decoration
- New boiler
- Kitchen with recent new oven & hob
- Private parking
- EPC: Formerly 'C' Currently being reassessed
- PROPERTY REFERENCE: 271

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.

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A modern two bedroom, first floor apartment in this small, purpose-built development. The property has a modern kitchen with oven and hob, a bathroom complete with shower and modern decoration and floor coverings throughout. The windows are double glazed and there is full gas central heating, with a recent new boiler. This is a small, 25-year old development, with private parking and a bicycle store.

The location is convenient for both road and rail travel, with Redbridge Railway Station to Southampton Central just 7 minutes by train. The excellent Ship Inn public house, dating back to 1654, is also nearby!

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: Formerly 'C'. Currently being reassessed.

Council Tax: Band 'A'. Southampton City Council. £1510.96 for year 2025 / 2026.

Locality: Old Redbridge

Redbridge occupies a most convenient location at the mouth of the River Test, with its own main line railway station, and with nearby access to the M271. Southampton City Centre lies just over 3 miles to the East and the town of Totton 1 mile to the West. The population of over 14,000 is served by Primary and Secondary schools, together with pleasant river walks at Redbridge Wharf Park.

Availability: Available 06 June 2025. 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 271.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

Total : 1.6 miles (7mins)

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 Redbridge Causeway ramp. (0.3 miles)
5. Take the exit. (0.1 miles)
6. Enter Redbridge Roundabout and take the 1st exit onto Gover Road. (0.10 miles)
7. Turn left onto Westover Road. (0.1 miles)
8. Turn left onto Test Lane. (0.2 miles)
9. Turn right. (0.01 miles)
10. 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).

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

Shared with one other flat only. Private front door to:

Entrance Hallway

Newly carpeted and with built-in wardrobe cupboard.

Living/Dining Room : 12.60' x 11.94' (3.84m x 3.64m)

Really spacious dual-aspect living room, with television and telephone points laid on. Door to:

Kitchen : 8.01' x 6.89' (2.44m x 2.10m)

Modern fitted kitchen, with a range of wood-effect storage cupboards and ample work-surface space. Integral oven, hob and extractor hood. Recently replaced combi gas boiler.

Bedroom 1 : 10.96' x 8.73' (3.34m x 2.66m)

Double size bedroom.

Bedroom 2 : 7.61' x 6.86' (2.32m x 2.09m)

Comfortable single bedroom, with built-in wardrobe housing hanging rail and shelf.

Bathroom : 9.19' x 4.76' (2.80m x 1.45m)

Modern white-coloured suite, with fully tiled walls and a powerful shower over the bath, fed directly from the boiler to provide continuous hot water. Window provides excellent ventilation.

External

Shared bicycle shed and separate refuse store.

Parking

Private allocated parking for 1 car. Plentiful on-road parking if needed. Left-hand parking bay, middle 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: £780 including VAT.

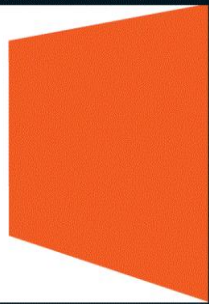
Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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