



Water Lane

2 Bedroom

**£1,095 pcm + security
deposit**

Totton, SOUTHAMPTON





7a Water Lane

Description

- 2 / 3 bedrooms
- Kitchen / diner
- UPVC double glazing
- Convenient location
- Available 09 July 2026
- Bathroom with shower
- Gas central heating
- Spacious accommodation
- EPC Rating: D
- PROPERTY REFERENCE: 274

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!

A spacious 2/3 bedroom first floor flat, conveniently located in the town centre. The property offers accommodation of a good-size with gas central heating and double glazing.

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: 'TBC'.

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 09 July 2026 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 324.





Accommodation Comprises:

Entrance Hallway

Kitchen / Diner
A large kitchen/ diner.

Living Room
Good size lounge area.

Bedroom 1
Front facing double bedroom.

Bedroom 2
Rear-facing double bedroom.

Bedroom 3
Modest sized third bedroom, also suited to be used as a second reception area.

Bathroom
With shower over the bath.



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SOUTHAMPTON, SO40 3SG

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Our Fees

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)

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.