

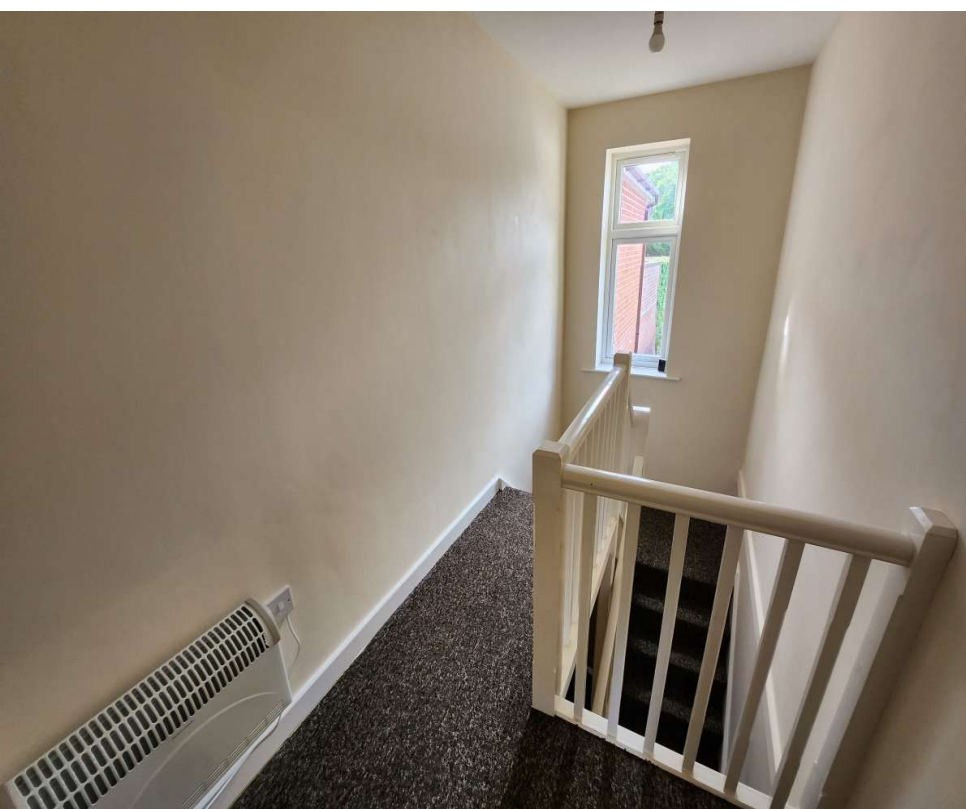


Lyndhurst Road

Modern Studio £875 pcm + security deposit

Ashurst, Southampton





First Floor Flat

Description

- Lovely studio flat
- Separate kitchen
- Separate WC
- Close to Ashurst train station
- Available 05 Aug 2025
- Sought-after location
- Shower room
- Private entrance
- EPC Rating: D
- PROPERTY REF: 485

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 modern floor studio apartment offers comfortable and affordable accommodation, in a sought-after village location.

The kitchen has plenty of storage and has an integral oven and hob. The modern purpose-built shower room is a joy to use, with a decent electric shower over the double-size shower cubicle. Utilities: The in-going tenant is responsible for 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: 'D'.

Council Tax: Band 'B'. New Forest District Council (Ashurst & Colbury) £1,742.34 for year 2025 / 2026.

Locality: Ashurst

Nestling on the edge of The New Forest National Park is the parish of Ashurst and Colbury. Very much with a village feel, with several shops, a variety of eateries and with its own railway station on the Weymouth to Waterloo line.

There are two schools in Ashurst, Foxhills Infant and Foxhills Junior, with Hounsdown secondary school about a mile away. The annual summer fete is a popular event, and there is much else to do all year round, including the nearby New Forest Wildlife Park and Longdown Dairy Farm.

Availability: Available 05 Aug 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 324.



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 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto Rose Road. (0.1 miles)
9. Turn right onto Bartram Road. (0.04 miles)
10. Turn left onto Totton Bypass/A35. (0.2 miles)
11. Enter Rushington Roundabout and take the 2nd exit onto Spicer's Hill/A35. (0.2 miles)
12. Keep right to take Main Road/A35. (0.6 miles)
13. Enter the roundabout and take the 1st exit onto Hunters Hill/A35. (1.1 miles)
14. Bear left. (0.03 miles)
15. Your destination is on the left. (0.00 miles)

Hours of business: We're open for business Monday and 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:

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

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:

Hallway

Private double-glazed front door to leads to the:

Entrance hallway

With stairs up to the first floor landing.

Kitchen : 8.14' x 9.45' (2.48m x 2.88m)

Modern fitted kitchen with integral oven and hob. Refrigerator.

Studio Room : 13.02' x 12.14' (3.97m x 3.70m)

Good-sized studio room. Enjoys the afternoon sun.

Shower Room : 4.43' x 6.36' (1.35m x 1.94m)

Modern purpose-built shower room with separate WC.

External

On-road parking available nearby. A possibility of off-road parking by negotiation.

Variety of nearby shops and public houses.

Short walk to Ashurst New Forest railway station and bus routes East and West.

Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

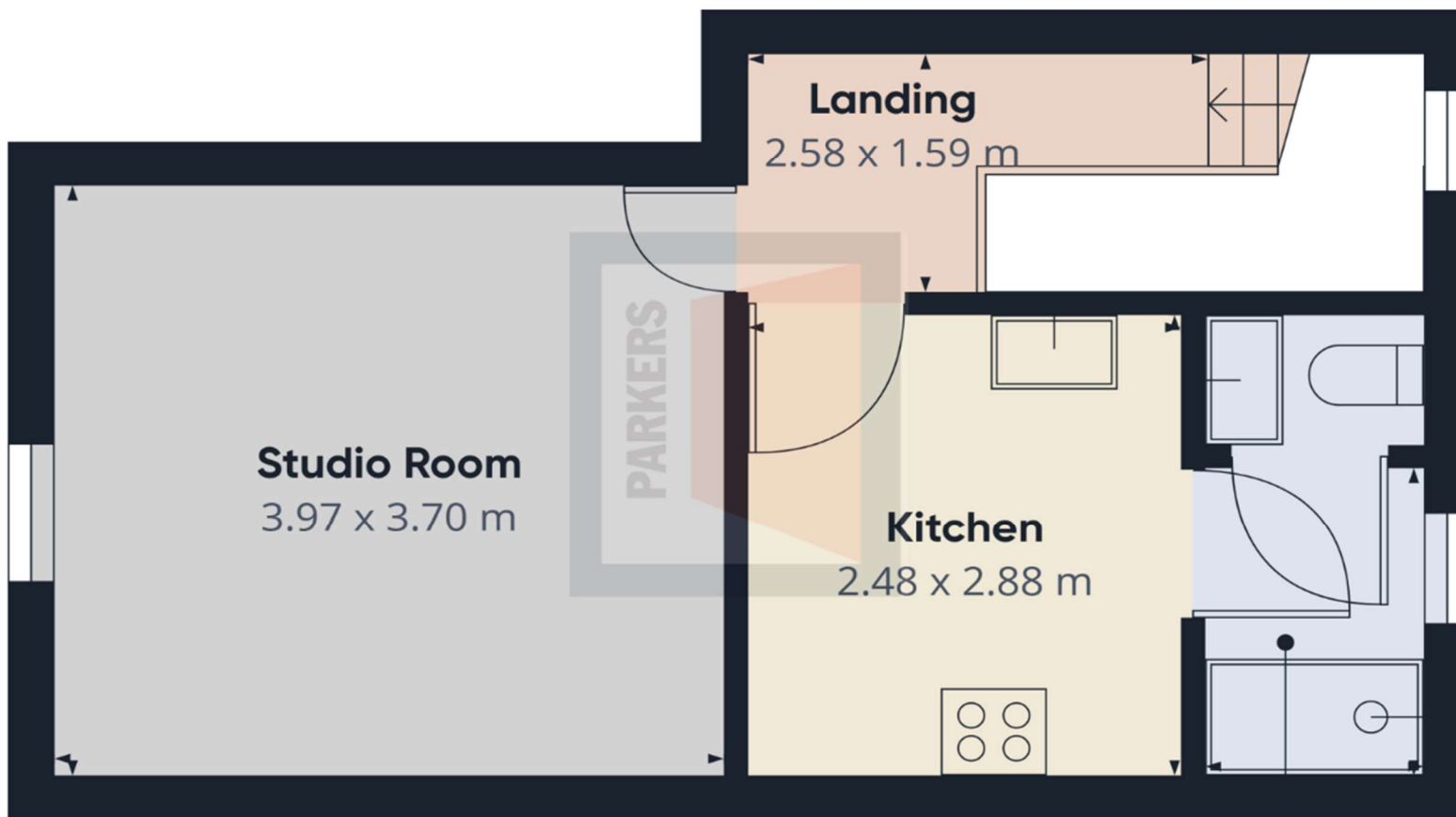
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

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.



Approximate total area⁽¹⁾
29.40 m²

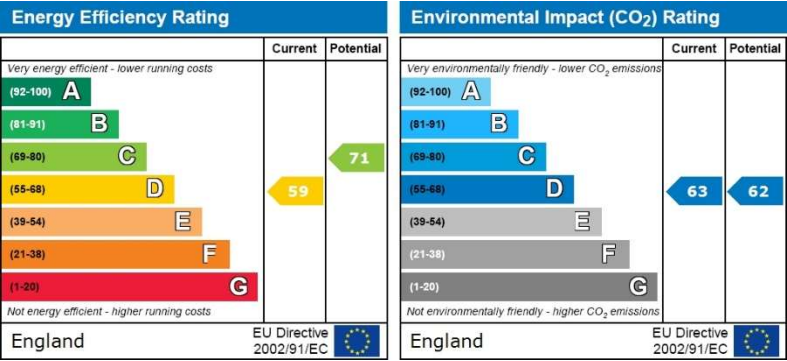
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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.