



TO LET

60 Station Road, Woolston  
£675 pcm + security deposit

A centrally-heated two-bedroom first floor apartment in this small development, offered unfurnished with all white goods.

- Small development
- 2 bedrooms
- Modern kitchen
- White goods
- Energy Efficiency Rating : C
- Modern bathroom
- Shower
- Gas Central Heating
- Allocated parking
- Available from 28 May 20201



**£675 pcm +  
 security deposit**

60 Station Road,  
 Woolston,  
 Southampton  
 SO19 8HH

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

A two bedroom first floor apartment in this small, modern development close to local shops and railway station. The property has full gas-fired central heating and UPVC double glazing. The property is offered unfurnished with all white goods.

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: 'C'.

>> Key Features

- Small development
- 2 bedrooms
- Modern kitchen
- White goods
- Modern bathroom
- Shower
- Gas Central Heating
- Allocated parking
- Energy Efficiency Rating : C
- Available from 28 May 20201



## £675 pcm + security deposit

Availability: Available immediately. 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 758.

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

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).

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



Parkers Lettings Limited  
1, Salisbury Road Arcade, Totton  
SOUTHAMPTON, SO40 3SG  
Tel : 023 8086 8578 Fax : No Fax Service

£675 pcm +  
security deposit

property.



#### Communal Entrance

*0.0x 0.0ft ( 0.0m x 0.0m)*

Communal entrance (shared by just one other flat) leads to:

Front door, Leading to:

#### Living Room

*0.0x 0.0ft ( 0.0m x 0.0m)*

Spacious living room with wooden flooring.

#### Kitchen

*0.0x 0.0ft ( 0.0m x 0.0m)*

Modern fitted kitchen with plenty of storage cupboards and work-surface area. Integral oven, hob, extractor, fridge / freezer and washer / dryer.

#### Bedroom 1

*0.0x 0.0ft ( 0.0m x 0.0m)*

Double-sized bedroom.



#### Bedroom 2

0.0x 0.0ft ( 0.0m x 0.0m)

Good single bedroom.

#### Bathroom

0.0x 0.0ft ( 0.0m x 0.0m)

Modern white-coloured suite with shower over the bath

#### External

0.0x 0.0ft ( 0.0m x 0.0m)

Off-road parking for one car is provided. Communal bin store.

#### Tenant Fees

0.0x 0.0ft ( 0.0m x 0.0m)

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.

*xft (m x m)*





Directions



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B	82	82	
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England		EU Directive 2002/91/EC		England		EU Directive 2002/91/EC	

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.