



Finzi Close

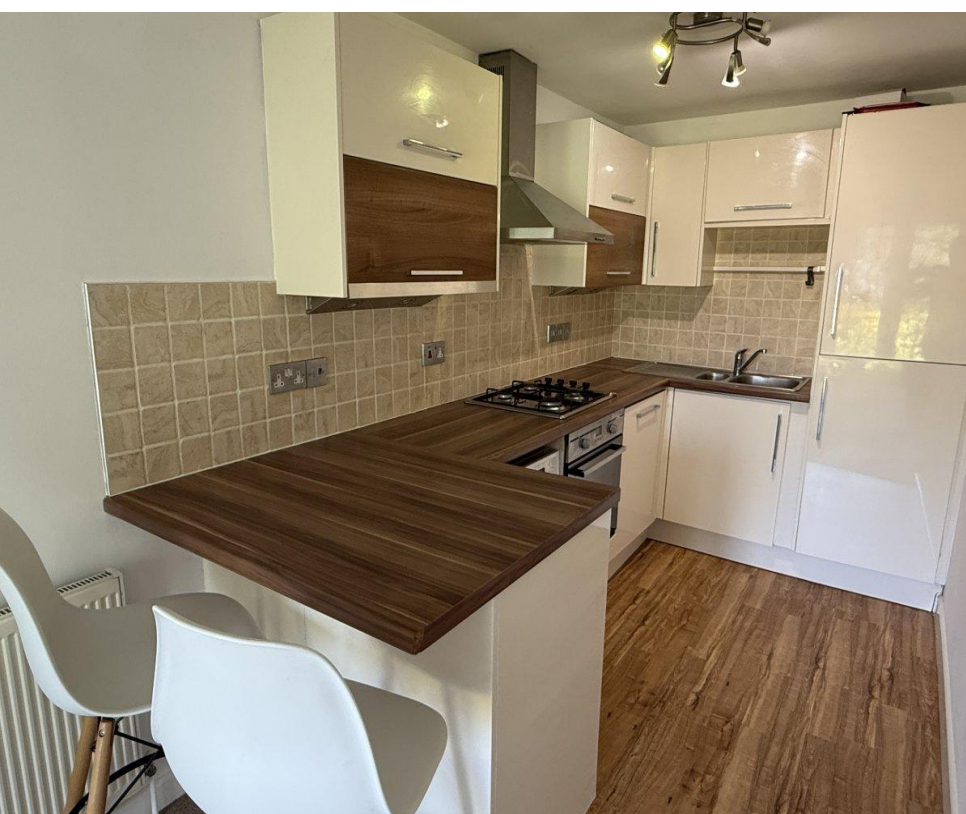
Sholing, Southampton

**2 Bedroom
first floor flat**

£935 pcm + security deposit

PARKERS





Flat 1D Heathfield Court, Finzi Close, Sholing, Southampton, SO19 0AJ

Description

- 2 bedrooms
- Stylish living room
- Extensive white goods
- Gas Central Heating
- Available immediately
- En-suite shower
- Luxury kitchen
- Energy efficient property
- EPC Rating: B
- PROPERTY REFERENCE: 779

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 superb two-bedroom first floor apartment in this modern, purpose-built development. The property is unfurnished with white goods included and features life's small luxuries such as a secure entry-phone system, gas central heating and UPVC double glazing. Well-kept communal gardens surround the property and there is generous private parking for one car.

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: 'B'.

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

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. Please note that an initial term of six months will apply.

For further information or to view: Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 779.

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

1. Drive northwest. (0.00 miles)
2. Turn right onto Salisbury Road/A36. (0.0 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.0 miles)
4. Stay straight to take the Redbridge Causeway ramp. (0.0 miles)
5. Take the exit. (0.0 miles)
6. Enter Redbridge Roundabout and take the 2nd exit onto M271/E 05/Nursling Spur Motorway. (0.0 miles)
7. Keep right to take M271/E 05/Nursling Spur Motorway. (1.0 miles)
8. Enter M27/E 05 and take the 3rd exit toward London/Portsmouth/Winchester. (3.0 miles)
9. Keep right to stay on M27. (7.0 miles)
10. Take exit 8 onto A3024 toward Southampton (E)/Hamble. (0.0 miles)
11. Enter Windhover Interchange and take the 3rd exit onto Bert Betts Way/A3024. (0.0 miles)
12. Enter Windhover Roundabout and take the 3rd exit onto Bursledon Road/A3024. (1.0 miles)
13. Turn left onto Orpen Road. (1.0 miles)
14. Turn right onto Finzi Close. (0.00 miles)
15. 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:

Entrance Hallway

Spacious Hallway, with built-in storage cupboard.

Living Room : 13.68' x 10.37' (4.17m x 3.16m)

Bright, light and spacious with double-glazed double doors opening to a Juliet balcony. Open to:

Kitchen : 9.09' x 6.46' (2.77m x 1.97m)

Modern fitted kitchen, with a range of eye and base-level storage units, and ample work-surface. Integral oven, hob, extractor and fridge / freezer, together with a washer / dryer.

Bedroom 1 : 12.89' x 9.51' (3.93m x 2.90m)

Comfortable principal bedroom with built-in wardrobe. Door to:

En-suite

Modern suite of corner shower cubicle, wash-basin and WC. Side-facing window provides ample ventilation.

Bedroom 2 : 11.48' x 8.46' (3.50m x 2.58m)

Generous front-facing second bedroom.

Bathroom

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

Well-kept communal gardens surround the property. There is a bin-store and generous single allocated parking space. Additional on-road parking available

Tenant Fees

Tenants (Housing Act tenancies)

Permitted default payments:

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

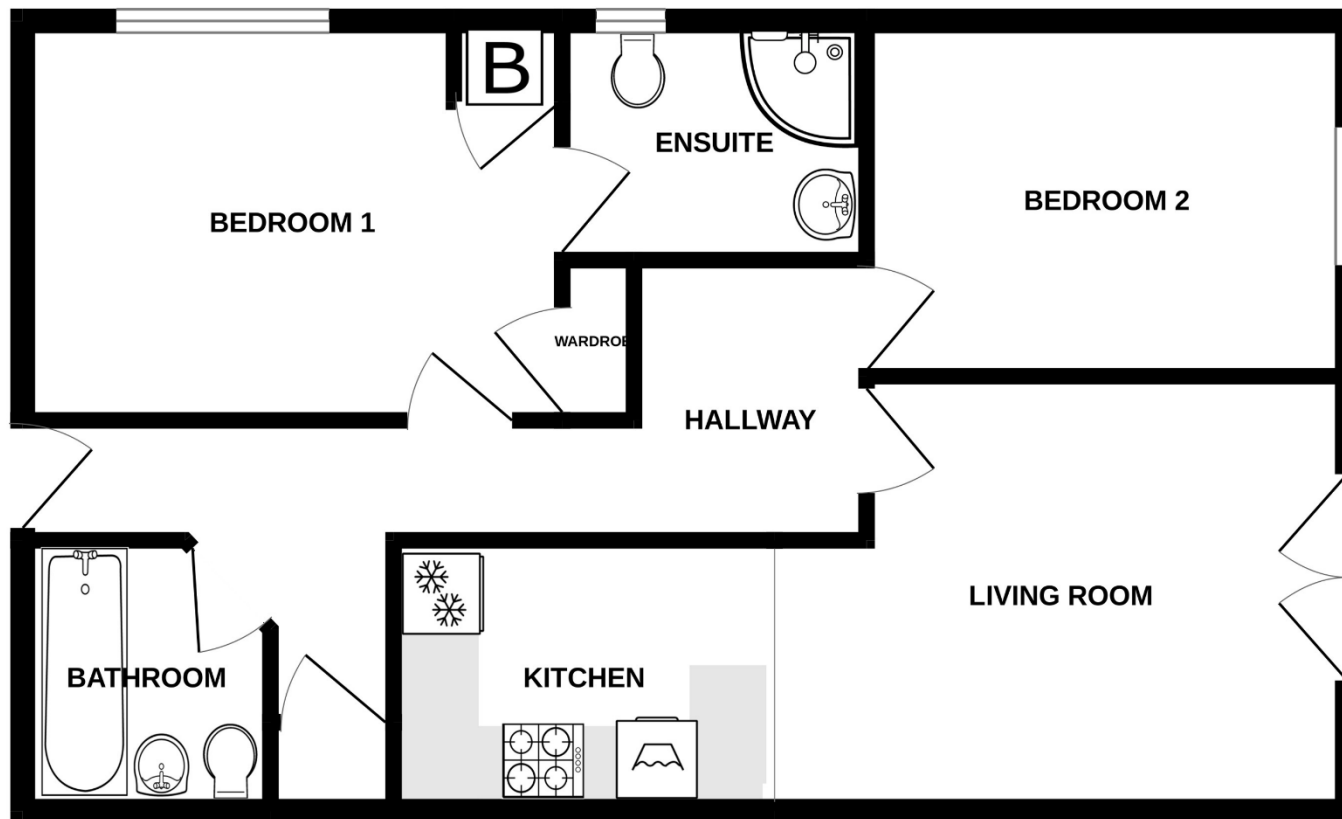
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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.


FIRST FLOOR FLAT
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England	EU Directive 2002/91/EC	



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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.