



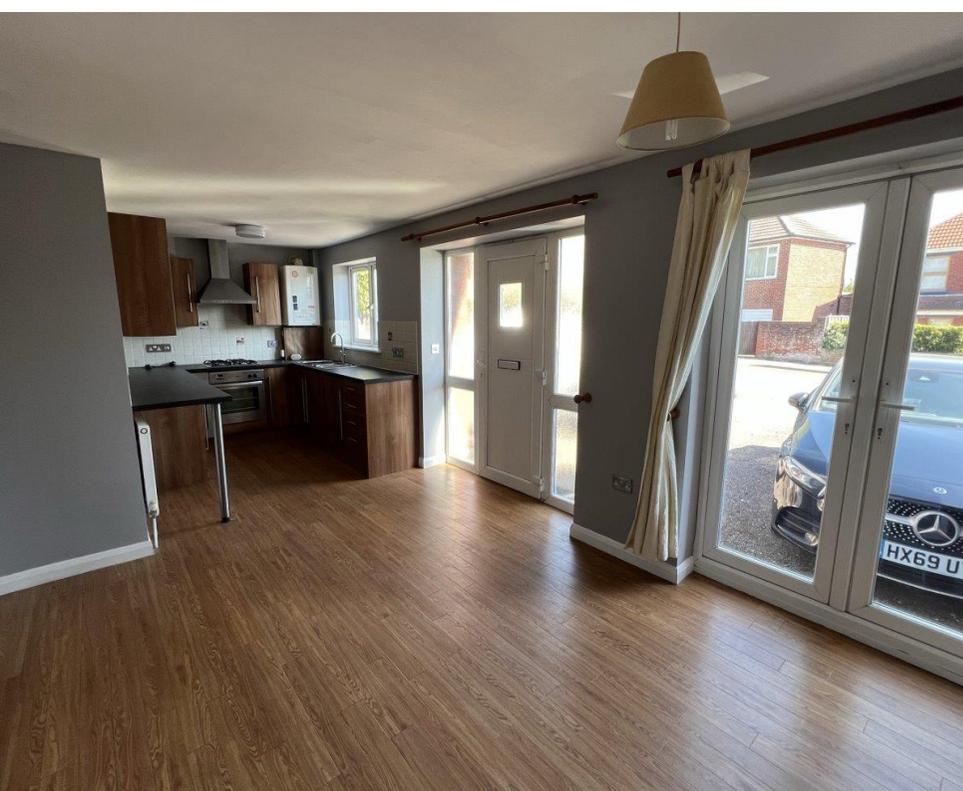
Station Road

Sholing, SOUTHAMPTON, SO19 8HH

**2 Bedrooms
Unfurnished**

£810 pcm + security deposit





Spring Court, Station Road, Sholing, SO19 8HH

Description

- Small, modern development
- New decoration and carpets
- Modern bathroom with shower
- Gas Central Heating
- Available 04 July 2023
- PROPERTY REFERENCE: 881
- 2 bedrooms
- Fitted kitchen with white goods
- Double glazing
- Private parking
- EPC Rating: C

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

A two-bedroom ground floor maisonette in this small, purpose-built block of just 2 flats, close to Sholing railway station, shops and bus routes into the City.

The property has been recently re-decorated and recarpeted and presents very well. The kitchen has all white goods and plenty of storage, and the bathroom features a decent shower over the bath.

Outside, there is generous private parking, plus a coded bicycle storage shed.

Centrally heated and double-glazed, the property offers comfortable, long-term accommodation for a quiet single professional or couple.

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'.

Council Tax: Band 'A'. Southampton City Council. Approx. £1372.24 for year 2023 / 2024.

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 04 July 2023. 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 80868578, quoting property reference 881.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. 20 minutes. 6.6 miles

1. Turn South onto Salisbury Road (A36) towards the roundabout 200m
2. At roundabout take 2nd exit onto Commercial Road (A36) 50m
3. Exit roundabout onto Commercial Road (A36) 900m
4. Continue on Redbridge Causeway (A35) 200m
5. Continue on Redbridge Flyover (A35) 700m
6. Continue on Redbridge Road (A33) 500m
7. Continue on Millbrook Flyover (A33) 500m
8. Continue on Millbrook Road West (A33) 1.6km
9. Continue on Mountbatten Way (A33) 900m
10. Continue on West Quay Road (A33) 1300m
11. At roundabout take 2nd exit onto Town Quay (A33) 50m
12. Exit roundabout onto Town Quay (A33) 500m
13. Continue on Platform Road (A33) 300m
14. Continue on Canute Road (B3039) 300m
15. Turn left onto Royal Crescent Road (B3039) 130m
16. Slight right onto Saltmarsh Road (B3039) 130m
17. Turn right onto Itchen Bridge (A3025) 1200m
18. Continue on Portsmouth Road (A3025) 600m
19. Slight left onto Station Road 300m
20. Reach destination (right-hand side)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 6.30pm, Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

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 x 12 months) = £9,600 per annum. (£9,600 x by 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 property.



Accommodation Comprises:

Living/Dining Room : 15.81' x 10.07' (4.82m x 3.07m)

The front door leads directly in this bright and sunny reception room. Newly decorated and with wood-effect flooring. Double-glazed French doors open out to the front parking area. Open to the kitchen. Doors to both bedrooms and the bathroom.

Kitchen : 8.50' x 7.84' (2.59m x 2.39m)

Fitted with a good range of dark wood storage cupboards and ample work-surface space. Integral oven, hob, extractor, washer / dryer and fridge.

Bedroom 1 : 9.68' x 9.45' (2.95m x 2.88m)

Fresh from redecoration and recarpeting, a good size main bedroom with 2 x built-in double wardrobes.

Bedroom 2 : 9.35' x 7.78' (2.85m x 2.37m)

Would form the perfect home office or occasional bedroom.

Bathroom : 6.36' x 5.54' (1.94m x 1.69m)

A modern white suite, with decent electric shower over the bath.

External

Private parking for one car is located immediately to the front of the property. Communal grounds surround the building. Access given to secure bicycle store and bin store.

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.

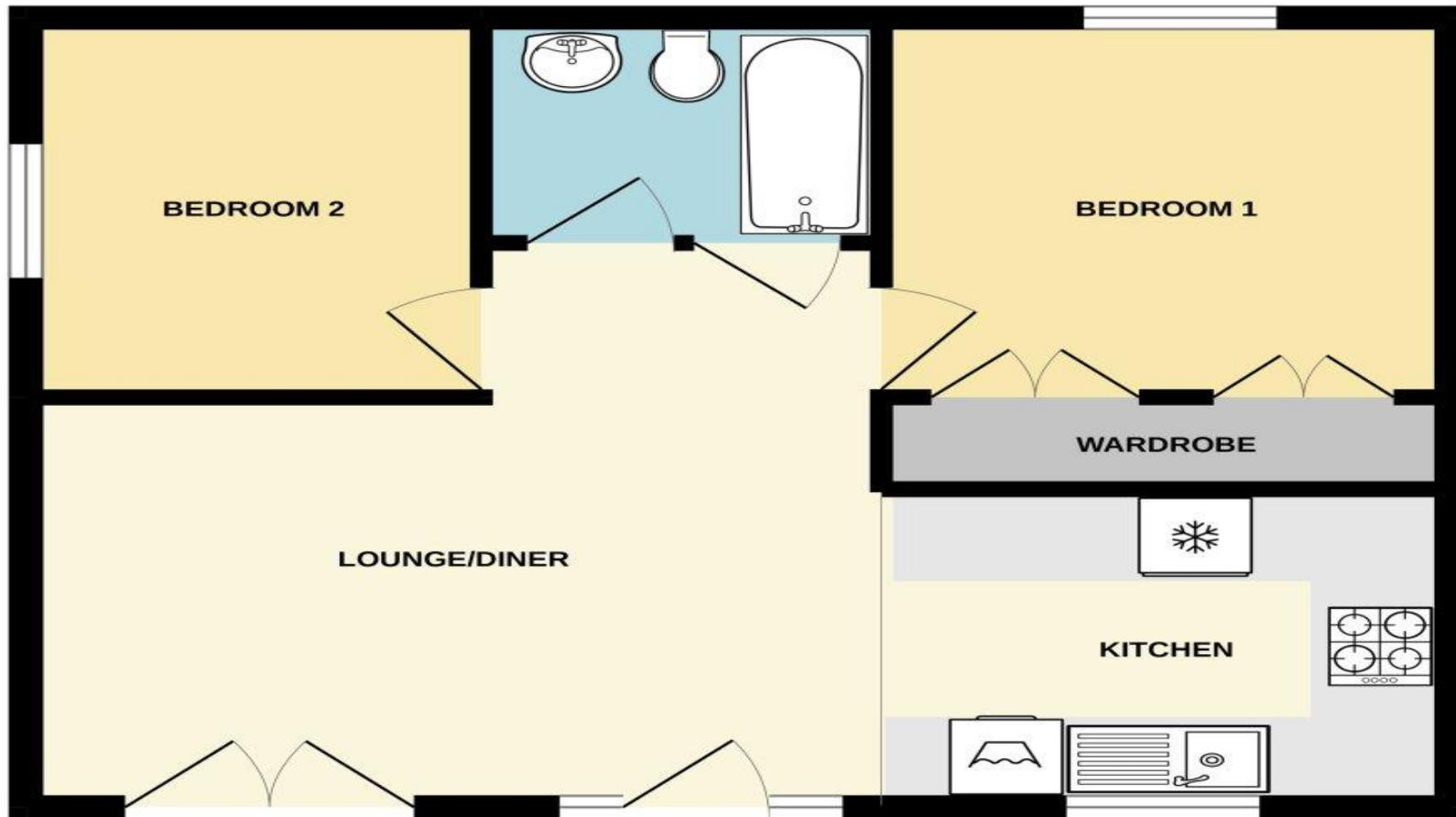
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

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



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 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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Certificate Number : 0546-3016-6205-7402-0204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0546-3016-6205-7402-0204>



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