



**Firgrove Place, Firgrove Road**

Freemantle, Southampton

**1 Bedroom  
ground floor flat**

**£885 pcm + security deposit**

**PARKERS**







## Flat 2, Firgrove Place 23-25 Firgrove Road, Freemantle, SO15 3LN

### Description

- Ground floor flat
- Doors out to shared garden
- Gloss black kitchen
- Bathroom with shower
- EPC Rating: C
- PROPERTY REFERENCE: 1759
- Well-presented
- Large living room
- Oven and hob to remain
- Close city centre
- Available 16 December 2025

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

A spacious ground floor one bedroom flat in small development built by Orchard Homes some twelve years ago and presented in very good decorative order throughout.

The flat enjoys extensive lawned communal gardens to the rear, which can be accessed from double doors in the lounge. Other features include a security entry phone system and full intruder alarm.

The flat is close to the city centre and within a two-minute walk of Shirley High Street.

**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:** 'C'.

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

**Availability:** Available 16 December 2025. Please note that an initial term of 12 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 1759.

**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

With built-in cupboard housing hot water cylinder. Entry phone, Intruder alarm control panel.

### Living/Dining Room : 10.43' x 16.54' (3.18m x 5.04m)

Lovely size dual-aspect room with double doors opening on to the rear gardens.

### Kitchen : 10.43' x 8.50' (3.18m x 2.59m)

Modern gloss-black, soft-close fitted kitchen with integral oven, hob and extractor. Full-size fridge / freezer to remain (although not maintained by the landlord). Space and plumbing for washing machine.

### Bedroom : 8.99' x 12.76' (2.74m x 3.89m)

Double bedroom overlooking rear gardens. Built in wardrobe.

### Bathroom : 5.81' x 6.14' (1.77m x 1.87m)

Bathroom, Modern, white-coloured suite with electric shower over the bath.

### External

Attractive communal grounds to the front. Access to the rear communal garden comprising a patio area and large, large lawned area. Access to Bicycle store.

### Parking

On road parking within a short distance of the building.

### 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.

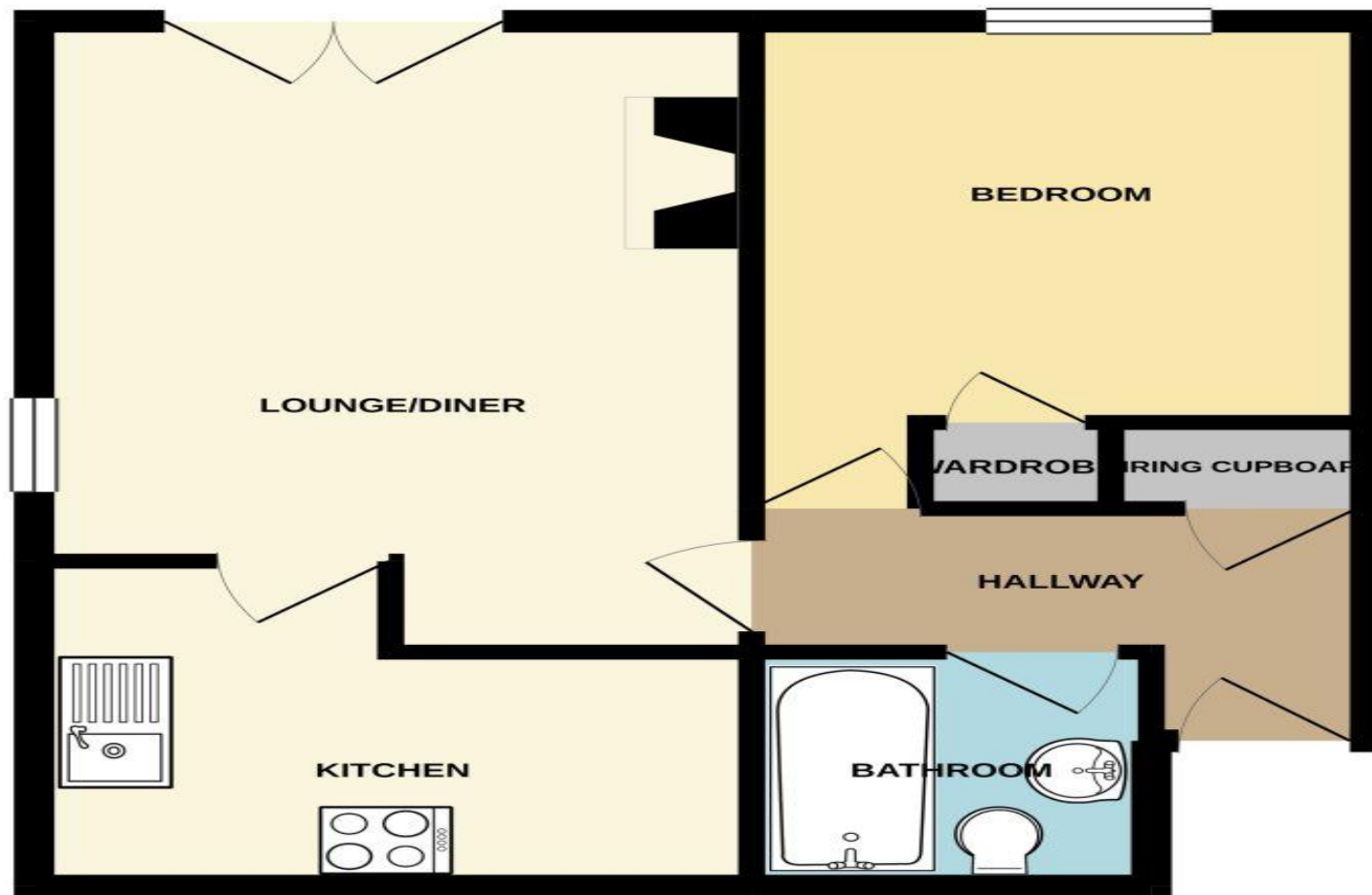
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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