

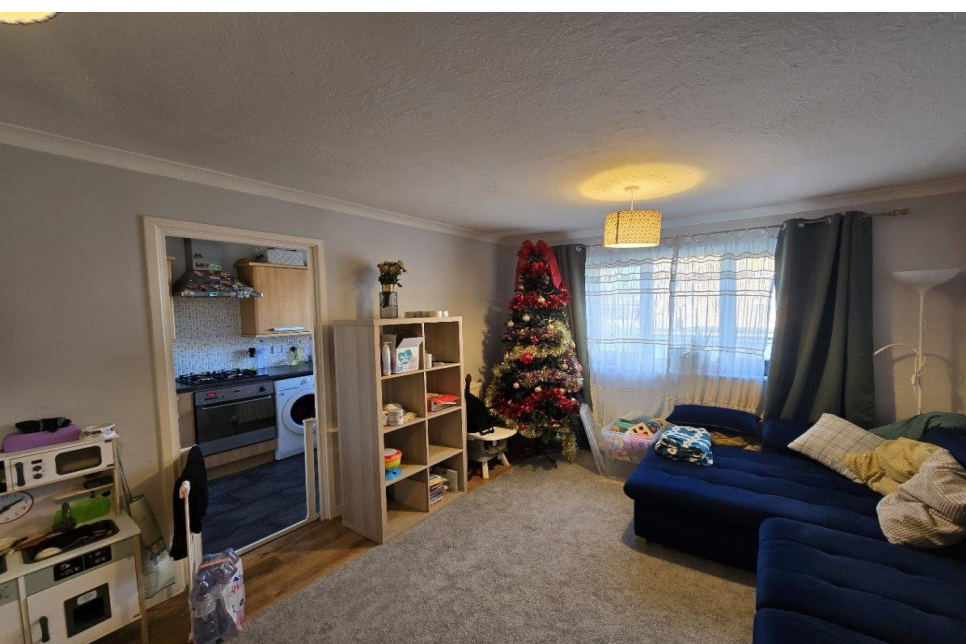


**Brunel Road**

**1 Bedroom    £850 pcm + security deposit**

Redbridge, Southampton Redbridge





## 8 Brunel Road

### Description

- Available 31 January 2025
- Gas central heating
- Modern kitchen
- Shower
- PROP REF: 1844
- Excellent decoration
- First floor
- Modern bathroom
- 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 very well presented one bedroom first floor flat in is this small well-kept block in Redbridge, convenient for the main line railway station and M271 motorway. The property has full gas central heating, UPVC double glazing and 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: 'C'.

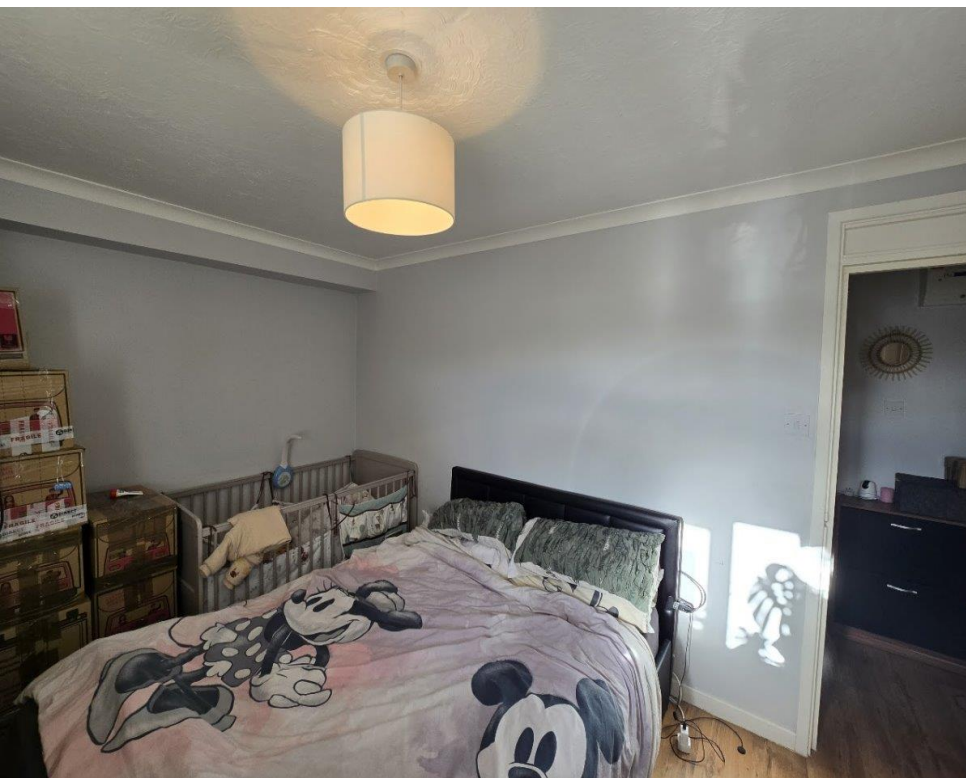
Council Tax: Band 'A'. Southampton City Council. 1372.24 for year 2023 / 2024.

Locality:

Redbridge occupies a most convenient location at the mouth of the River Test, with its own main line railway station, and with nearby access to the M271. Southampton City Centre lies just over 3 miles to the East and the town of Totton 1 mile to the West. The population of over 14,000 is served by Primary and Secondary schools, together with pleasant river walks at Redbridge Wharf Park.

Availability: Available 31 January 2024. 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 1844.





### Accommodation Comprises:

Kitchen : 8.69' x 6.17' (2.65m x 1.88m)  
Modern kitchen with large pantry cupboard.

Living/Dining Room : 15.09' x 10.33' (4.60m x 3.15m)  
Spacious lounge with space for dining table.

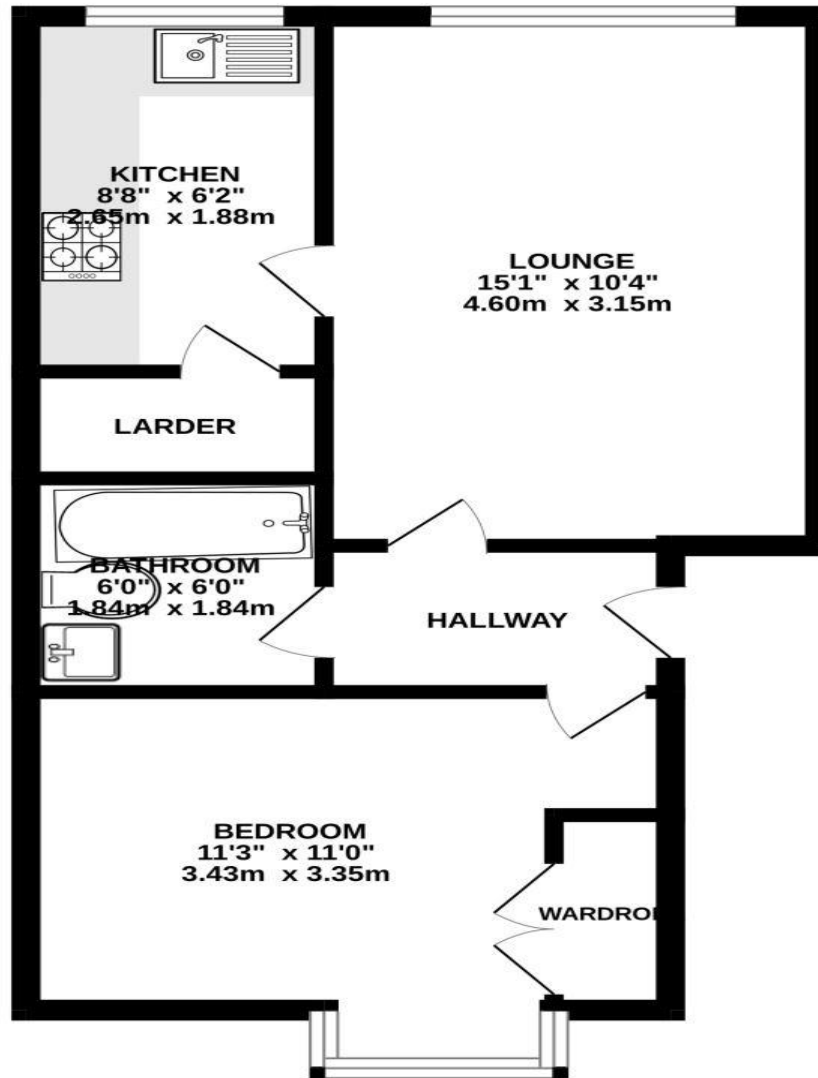
Bedroom : 11.25' x 10.99' (3.43m x 3.35m)  
A good size double bedroom with built-in wardrobe.

Bathroom : 6.04' x 6.04' (1.84m x 1.84m)  
Three-piece bathroom suite with shower over bath.

Parking  
Allocated off-road parking.



GROUND FLOOR



Certificate Number : 0444-2852-6996-2320-7931

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0444-2852-6996-2320-7931>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £196) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £981)

The following fees may also be charged during your tenancy

- Lost/replacement keys/security fobs
- Rent arrears fees/charges
- Change of tenancy

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.

**PARKERS**

1, Salisbury Road Arcade, Totton  
SOUTHAMPTON, SO40 3SG

telephone : 023 8086 8578

email : info@parkerslettings.com

[parkerslettings.com](http://parkerslettings.com)