



Sir Georges Road

2 Bedroom

**£1,195 pcm + security
deposit**

Freemantle, Southampton Freemantle





46a Sir Georges Road

Description

- Very private
- Private courtyard
- 2 Bathrooms
- Cloakroom
- Bicycle shed
- Available now
- Contemporary design
- 2 bedrooms
- Burglar alarm
- Gas Central Heating
- EPC Rating: C
- PROPERTY REF: 1900

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!

Available to let is this beautifully presented 2-bedroom house, situated within an established residential area, conveniently close to Southampton's city center. The house boasts a contemporary design and high-quality finishes throughout. It features an enclosed courtyard at the front, providing a private outdoor space.

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.

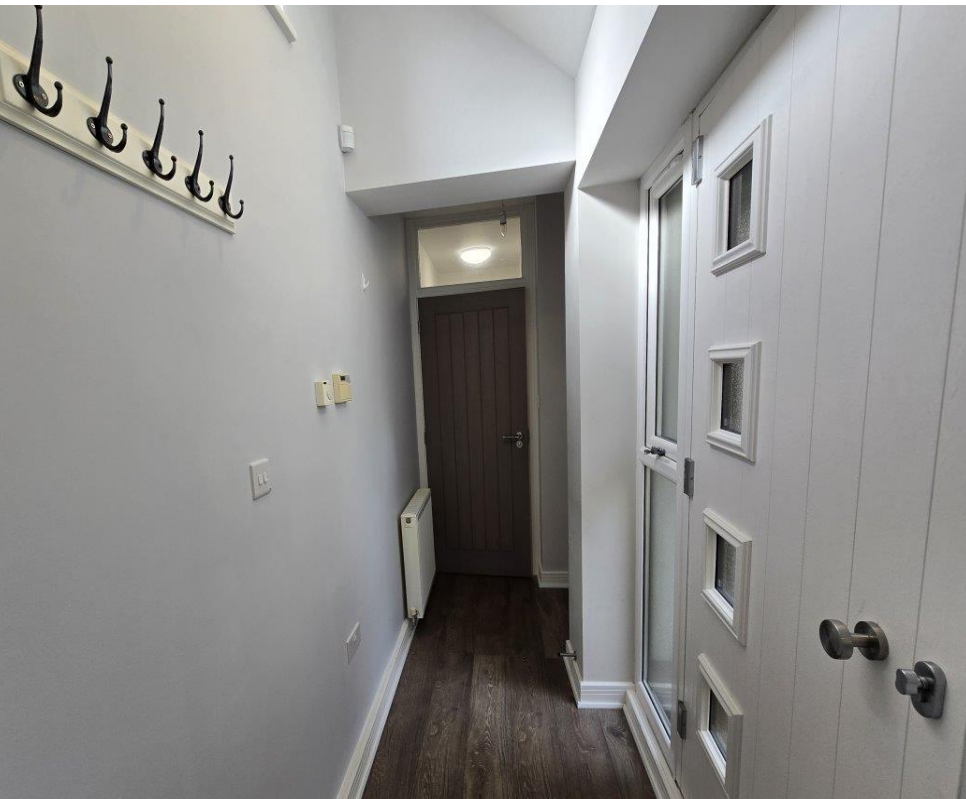
Deposit: A deposit of 5 x weeks rent is payable.

Pets: We regret that pets are not permitted.

Energy Performance Rating: 'C'.

Council Tax: Band 'B'. Southampton City Council. £1,677.66 for year 2024 / 2025.

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 1900.





Accommodation Comprises:

Entrance Hallway : 10.66' x 3.90' (3.25m x 1.19m)
Cathedral style vaulted ceiling, Doors to Cloakroom, Bedroom 2 / Dining Room and:

Living Room / Kitchen : 18.70' x 11.32' (5.70m x 3.45m)
Lovely, spacious living room with double glazed sliding door to the courtyard garden. Terrestrial television aerial socket. Wiring for Sky dish. Open to the modern gloss kitchen with integral oven, hob, extractor and refrigerator. Understairs storage upboard.

Cloakroom : 5.71' x 2.92' (1.74m x 0.89m)
Modern white-coloured suite.

Bedroom 2 / Dining Room : 11.65' x 9.55' (3.55m x 2.91m)
Good size second bedroom or dining room, with double glazed sliding doors opening onto courtyard garden. Door to:

Shower Room
Modern white suite of shower cubicle and wash-hand basin.

Stairwell / Landing

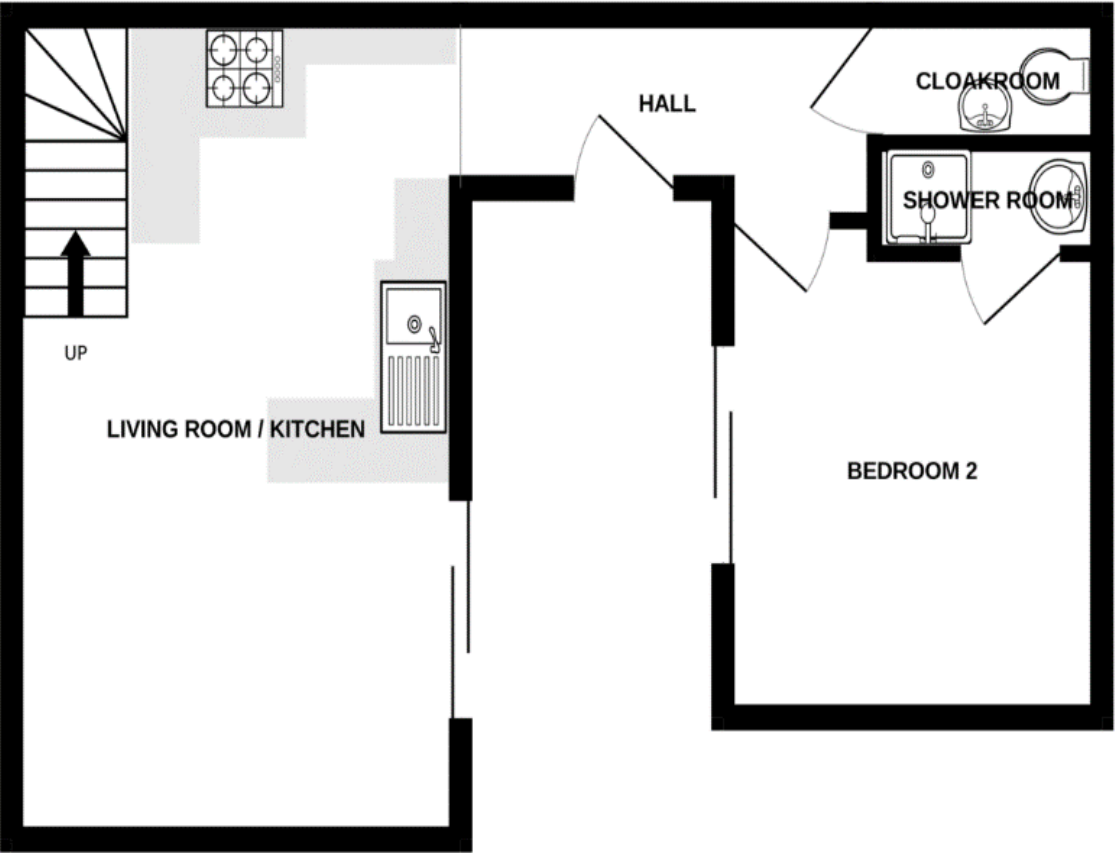
Bedroom 1 : 11.78' x 10.53' (3.59m x 3.21m)
Very comfortable master bedroom with built-in shelved wardrobe. Door to:

En-suite Bathroom : 7.61' x 5.25' (2.32m x 1.60m)
Modern white coloured suite of bath, wash basin and W.C.

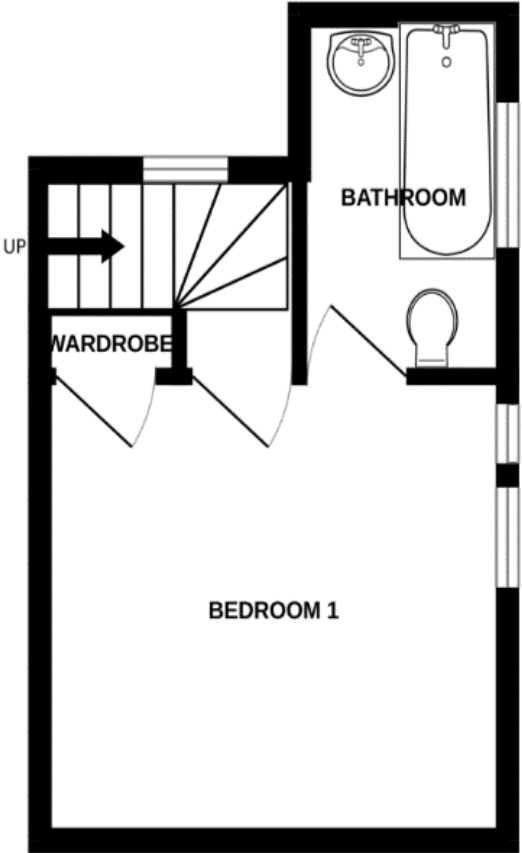
Courtyard Garden
Enclosed, lit and very private courtyard garden with bicycle shed



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



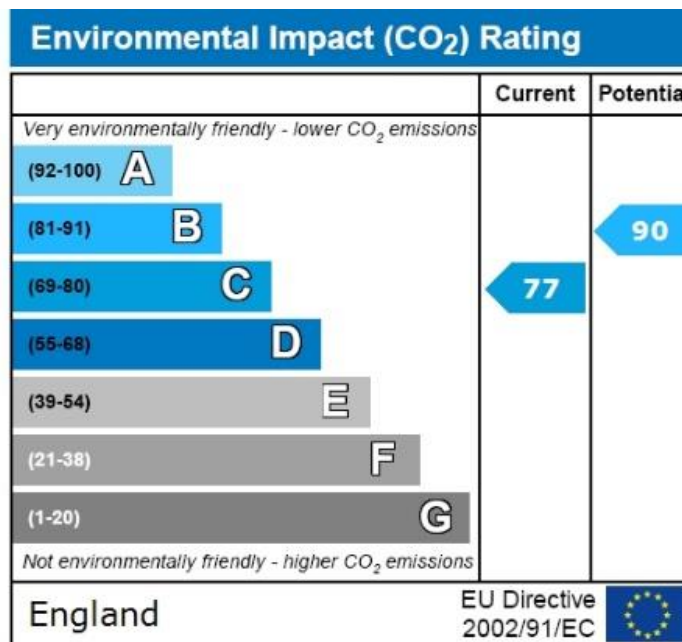
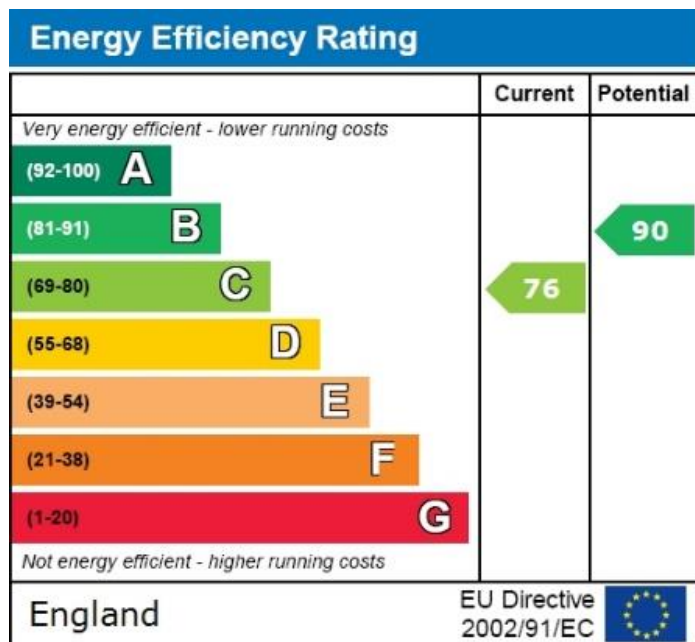
1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.





Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.
Total : 3.5 miles (12mins)

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 A35 ramp. (2.0 miles)
5. Keep left to take A33/Millbrook Road West. (1.0 miles)
6. Take the exit. (0.0 miles)
7. Turn right onto Waterloo Road. (0.0 miles)
8. Turn left onto Park Road. (0.00 miles)
9. Turn right onto Sir George's Road. (0.00 miles)
10. Your destination is on the right. (0.00 miles)



1, Salisbury Road Arcade, Totton
 SOUTHAMPTON, SO40 3SG
telephone : 023 8086 8578
 email : info@parkerslettings.com
parkerslettings.com

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £276) 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 £1379)

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.