

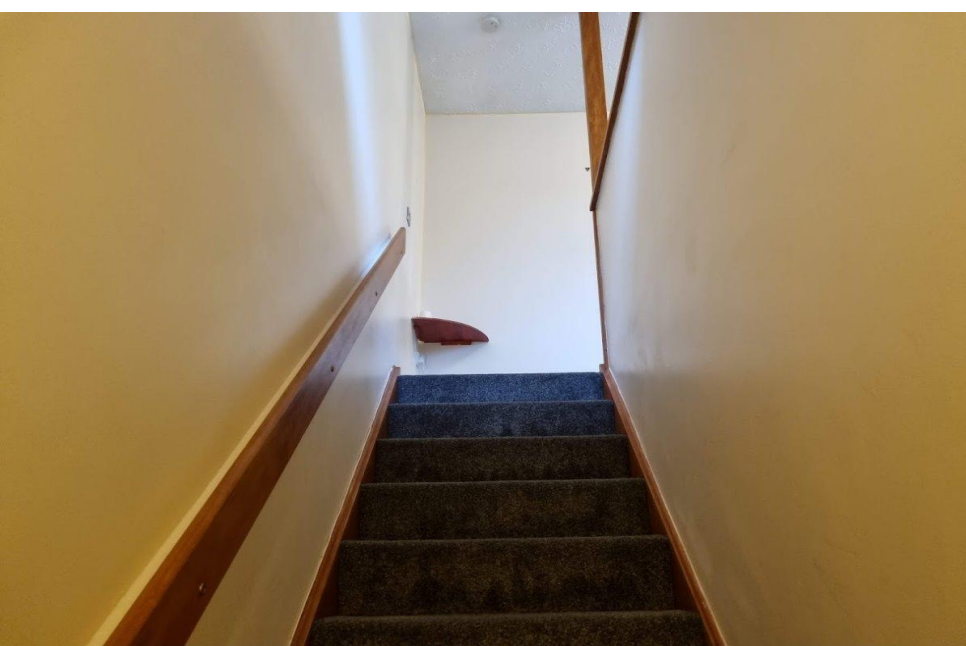


Durley Crescent

1 Bedroom £750 pcm + security deposit

Ashurst Bridge, Totton Ashurst Bridge





31 Durley Crescent

Description

- First floor maisonette
- UPVC double glazing
- Popular location
- EPC Rating: D
- Separate utility area
- Private parking
- Outside storage
- PROPERTY REF: 2137

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 one-bedroom first floor maisonette in the quiet area of Ashurst Bridge. The accommodation provides plenty of living space, along with outside storage and private parking.

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: 'D'.

Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) 1,495.03 for year 2024 / 2025.

Availability: Available 29/03/2025. 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 2137.



Accommodation Comprises:

Entrance Hallway / Stairwell
with stairs leading to first floor.

Lounge : 14.07' x 8.66' (4.29m x 2.64m)
Good size lounge area leading to kitchen and bedroom.

Kitchen : 5.18' x 9.55' (1.58m x 2.91m)
Kitchen area with oven, hob and hood included.

Bedroom : 9.25' x 7.09' (2.82m x 2.16m)
Double bedroom with built-in shelving unit to one wall creating a convenient space for storage , door leading to utility area and shower room.

Utility Area : 4.40' x 4.76' (1.34m x 1.45m)
Housing built-in wardrobe with space for a washing machine to be connected as well as a small worktop perfect for saving space.

Shower Room : 6.33' x 5.31' (1.93m x 1.62m)
with enclosed shower cubicle, electric shower and built-in storage cupboard.

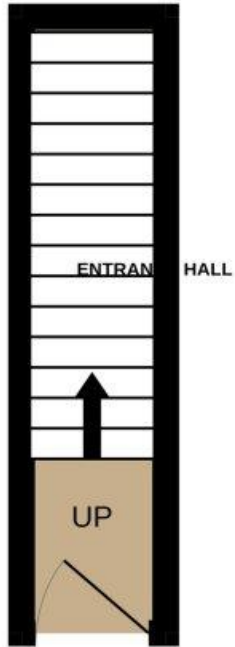
Outside Storage
Good size storage cupboard next to the front door, housing electric meter. Perfect for storing garden tools or bin bags.

Parking
Private parking for one car to the rear of the property with visitor parking available.



GROUND FLOOR
44 sq.ft. (4.1 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 351 sq.ft. (32.6 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 : 0677-2818-7916-2900-3451

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0677-2818-7916-2900-3451>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £173.08) 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 £865.38)

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

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