



**Elliot Court,**  
**422 Portswood Road**  
Portswood, Southampton

**1 Bedroom    £795 pcm + security deposit**





## Flat 6 Elliot Court, 422 Portswood Road

### Description

- Basement parking
- Gas Central Heating
- Spacious accommodation
- Convenient location
- PROPERTY REFERENCE: 1151
- Juliette Balcony
- UPVC double glazing
- Security entryphone
- 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.

This 2007-built second floor apartment is both spacious and comfortable, with a Juliette Balcony affording views towards Bitterne Park, a modern kitchen and bathroom, full gas-central heating and basement 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: 'C'.

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

Availability: Available 18 June 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 2155.





### **Accommodation Comprises:**

#### **Communal Entrance**

With stairs to first and second floor landings. Private front door to:

#### **Entrance Hallway**

Built in cupboard housing recently refitted boiler. Doors to bedroom, bathroom and:

#### **Living/Dining Room : 10.40' x 17.72' (3.17m x 5.40m)**

Light and spacious room, with plenty of light provided by double doors opening onto the:

#### **Kitchen : 8.46' x 6.07' (2.58m x 1.85m)**

A modern fitted kitchen, with a good range of eye and base-level storage units, ample work-surface and sink unit. Built-in oven and hob. Washing machine and fridge / freezer to remain.

#### **Bedroom : 8.83' x 13.78' (2.69m x 4.20m)**

Good-size double bedroom, with large tilt-and-turn window.

#### **Bathroom : 6' x 6.07' (1.83m x 1.85m)**

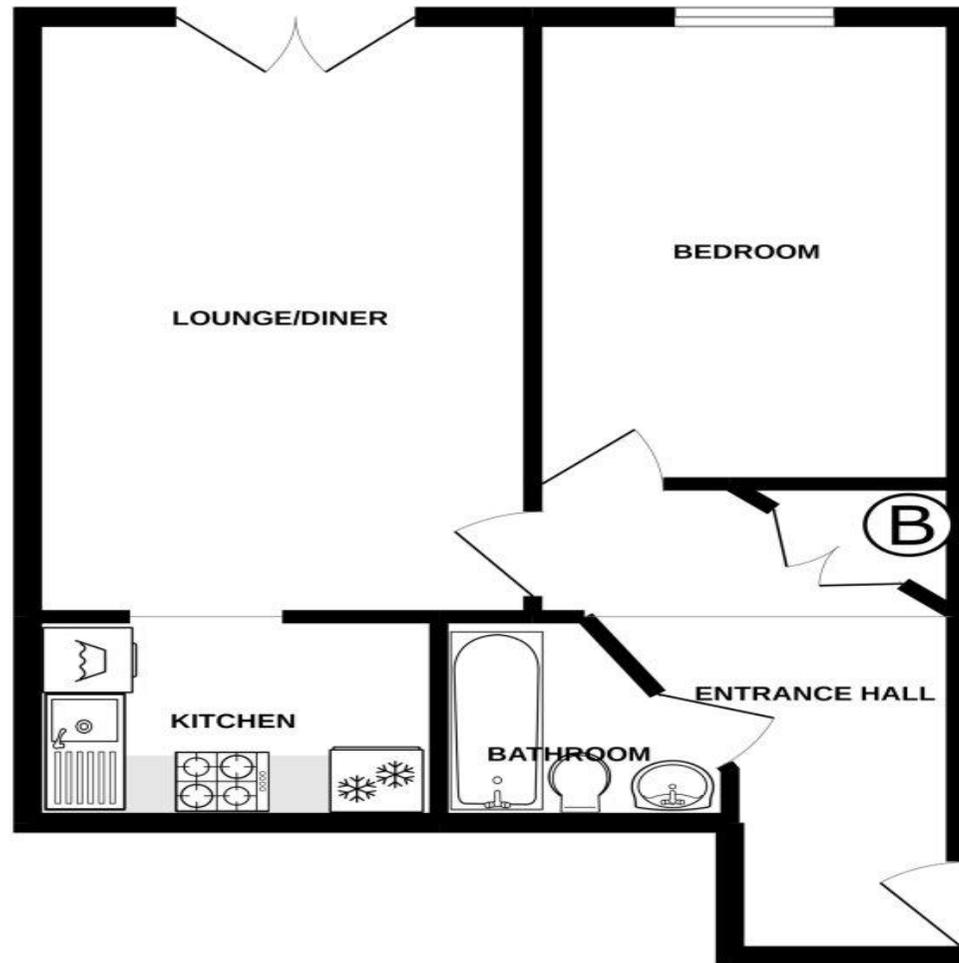
Modern white suite of bath, with mixer shower over (fed directly by gas boiler for continuous supply), wash-basin and WC. Tiling to the principal areas.

#### **External**

Small garden to the rear of the building. Basement parking for one car.

SECOND FLOOR FLAT

476 sq.ft. (44.2 sq.m.) approx.



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

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the Redbridge Causeway ramp. (0.3 miles)
5. Take the exit. (0.1 miles)
6. Enter Redbridge Roundabout and take the 2nd exit onto M271/E 05/Nursling Spur Motorway. (0.4 miles)
7. Keep right to take M271/E 05/Nursling Spur Motorway. (1.1 miles)
8. Enter M27/E 05 and take the 3rd exit onto M27/E 05. (2.6 miles)
9. Keep right to stay on M27. (2.4 miles)
10. Take exit 5 onto A335 toward Eastleigh Airport/Parkway/Chandlers Ford/S'hampton. (0.2 miles)
11. Enter Stoneham Interchange and take the 4th exit onto Stoneham Way/A335. (0.8 miles)
12. Bear left onto Thomas Lewis Way/A335. (0.4 miles)
13. Turn right. (0.03 miles)
14. Turn left onto Portswood Road. (0.2 miles)
15. Turn left. (0.02 miles)
16. Turn left. (0.01 miles)
17. You have arrived at your destination. (0.00 miles)



Certificate Number : 0370-2086-0170-2492-2445

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0370-2086-0170-2492-2445>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £183) 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 £917)

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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