



Jones Lane

Hythe, Southampton

**2 Bedroom apartment
with balcony**

**£1,195 pcm + security
deposit**





The Watermark, Jones Lane, Hythe, Southampton, SO45 6GH

Description

- 2 bedrooms
- Lounge with private balcony
- Energy Rating : B
- Allocated Parking
- Available now
- 2 Bathrooms
- Modern fitted kitchen
- Passenger Lift
- Gas Central Heating
- PROPERTY REF: 2207

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 modern 2-bedroom first floor apartment, located within a short stroll of Hythe village centre and the waterfront. The property is well-presented throughout and features a good-size front-facing private balcony.

The block as a whole is very well maintained, with spotless hallways and a passenger lift to all floor. Outside, there are well-tended communal areas and a generous allocated parking for one car.

The property achieves a 'B' energy performance rating to keep the utility bills to a minimum, with gas-central heating and UPVC double-glazing throughout.

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: 'B'.

Council Tax: Band 'B'. New Forest District Council (Hythe & Dibden) £1,735.01 for year 2024 / 2025.

Locality: Hythe & Dibden: The village of Hythe can be found to the West of Southampton, about 8 miles by road, nestled between the edge of The New Forest and Southampton Water. It's a bustling place to explore, with wide variety of individual shops, that you simply don't find on the High Street these days, together with an abundance of eateries and traffic-free precincts. The waterfront offers spectacular views towards Southampton, with Hythe's historic pier offering a ferry link to and from the City centre every half-hour or so.

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.

For further information or to view: Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting **property reference 2207**.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 6.8 miles (18mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto Rose Road. (0.1 miles)
9. Turn right onto Bartram Road. (0.04 miles)
10. Turn left onto Totton Bypass/A35. (0.2 miles)
11. Enter Rushington Roundabout and take the 1st exit onto Marchwood Bypass/A326. (3.7 miles)
12. Enter the roundabout and take the 1st exit onto Main Road. (1.6 miles)
13. Turn left onto Jones Lane. (0.01 miles)
14. Turn left onto Southampton Road. (0.02 miles)
15. Your destination is on the right. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

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 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 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 security entryphone and useful built-in storage cupboard.

Living/Dining Room : 18.41' x 11.32' (5.61m x 3.45m)

Bright and airy reception room, dual aspect and with UPVC door leading to:

Balcony

Private, enclosed balcony.

Kitchen : 8.04' x 7.68' (2.45m x 2.34m)

Offering a good range of eye and base level storage units, with ample work- surface. Integral oven, hob, extractor and fridge / freezer.

Bedroom 1 : 10.10' x 9.15' (3.08m x 2.79m)

(Minimum measurements shown) Double bedroom, with built-in mirror- fronted wardrobe. Further built-in cupboard housing the gas boiler.

En-suite Shower

Modern suite of shower, wash basin and WC.

Bedroom 2 : 11.22' x 6.96' (3.42m x 2.12m)

Comfortable second bedroom. Would also make an ideal study or home office.

Bathroom

Modern suite of bath, wash basin and WC.

Parking

Generous, allocated parking space to the rear of the building.

Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

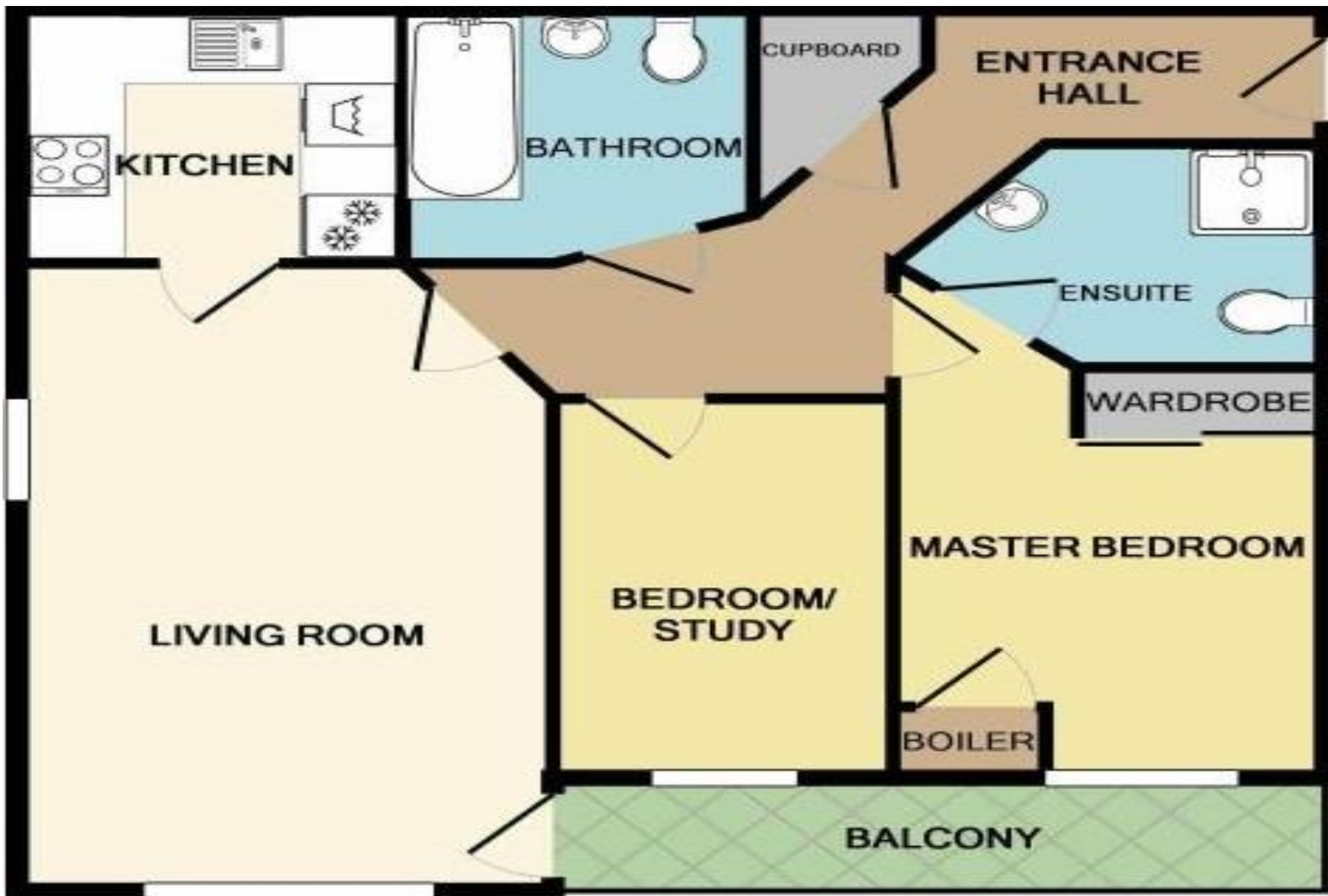
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

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 is a member of The Property Redress Scheme and Client Money Protect.



Certificate Number : 03472851678890286485

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81	82
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/03472851678890286485>



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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.