



Ferry Road

Hythe, Southampton

**2 Bedrooms,
Beautiful landscaped
Garden**

**£1,250 pcm + security
deposit**





Ferry Road, Hythe, Southampton, SO45 5GD

Description

- Immaculate Maisonette
- Beautiful landscaped garden
- Modern kitchen with oven & hob
- Bathroom with shower
- Gas Central Heating
- UPVC Double glazing
- Energy Rating : tbc
- Garage
- Available 12 Feb 2025
- PROPERTY REF: 2216

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!

This well-presented 2-bedroom first-floor maisonette offers a perfect blend of modern comfort and easy maintenance. The property boasts a beautifully landscaped garden, a private garage, and ample living space.

Features include two spacious bedroom (both with wardrobes), a modern kitchen with ample storage, light and airy living room, all set in a quiet residential location close to amenities.

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: Currently being reassessed.

Council Tax: Band 'B'. New Forest District Council (Hythe & Dibden Area) £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. 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 324**.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 7.1 miles (20mins)

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 Junction Road and take the 1st exit onto Maynard Road. (0.3 miles)
5. Turn left onto High Street/B3076. (0.01 miles)
6. Turn right onto Eling Lane. (0.1 miles)
7. Turn right onto Rose Road. (0.1 miles)
8. Turn right onto Bartram Road. (0.04 miles)
9. Turn left onto Totton Bypass/A35. (0.2 miles)
10. Enter Rushington Roundabout and take the 1st exit onto Marchwood Bypass/A326. (3.7 miles)
11. Enter the roundabout and take the 1st exit onto Main Road. (1.6 miles)
12. Turn right onto Hollybank Road. (0.06 miles)
13. Turn left onto Hollybank Crescent. (0.1 miles)
14. Turn right onto Ferry Road. (0.03 miles)
15. Turn right. (0.01 miles)
16. Your destination is on the left. (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.

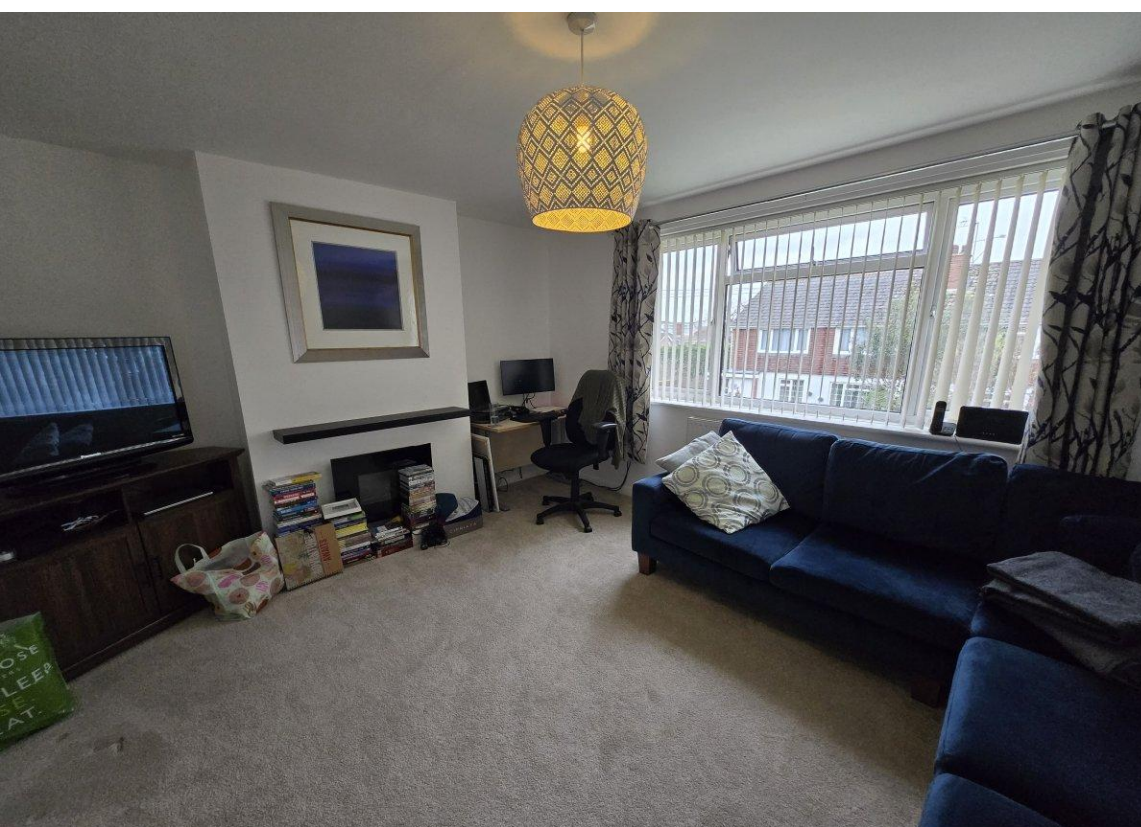
A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, 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 / Stairwell / Landing

With useful understairs storage cupboard. Stairs to the first floor landing, with access to all the rooms.

Kitchen : 8.99' x 8.99' (2.74m x 2.74m)

Refitted kitchen with a good range of storage cupboards and ample work- surface. Integral oven, hob and extractor hood. Useful walk-in storage cupboard.

Living/Dining Room : 14.40' x 12.34' (4.39m x 3.76m)

Bright and spacious living room, centring around a feature fireplace.

Bedroom 1: 13.1' x 10.3' (4.00 x 3.13m)

Comfortable double bedroom, with built-in wardrobe.

Bedroom 2 : 12.34' x 9.38' (3.76m x 2.86m)

Comfortable double bedroom, with built-in wardrobe.

Bathroom : 7.02' x 5.51' (2.14m x 1.68m)

Modern white suite of bath, with shower over, wash basin and WC.

Garden

Beautiful hard-landscaped garden with a mix of small soil borders, woodchip-covered shrub beds and gravelled area ideal for pots, surrounding a large paved patio area. To the side of the property is a bin storage recess and a built-in storage cupboard.

Garage

Single numbered garage in nearby block.

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.

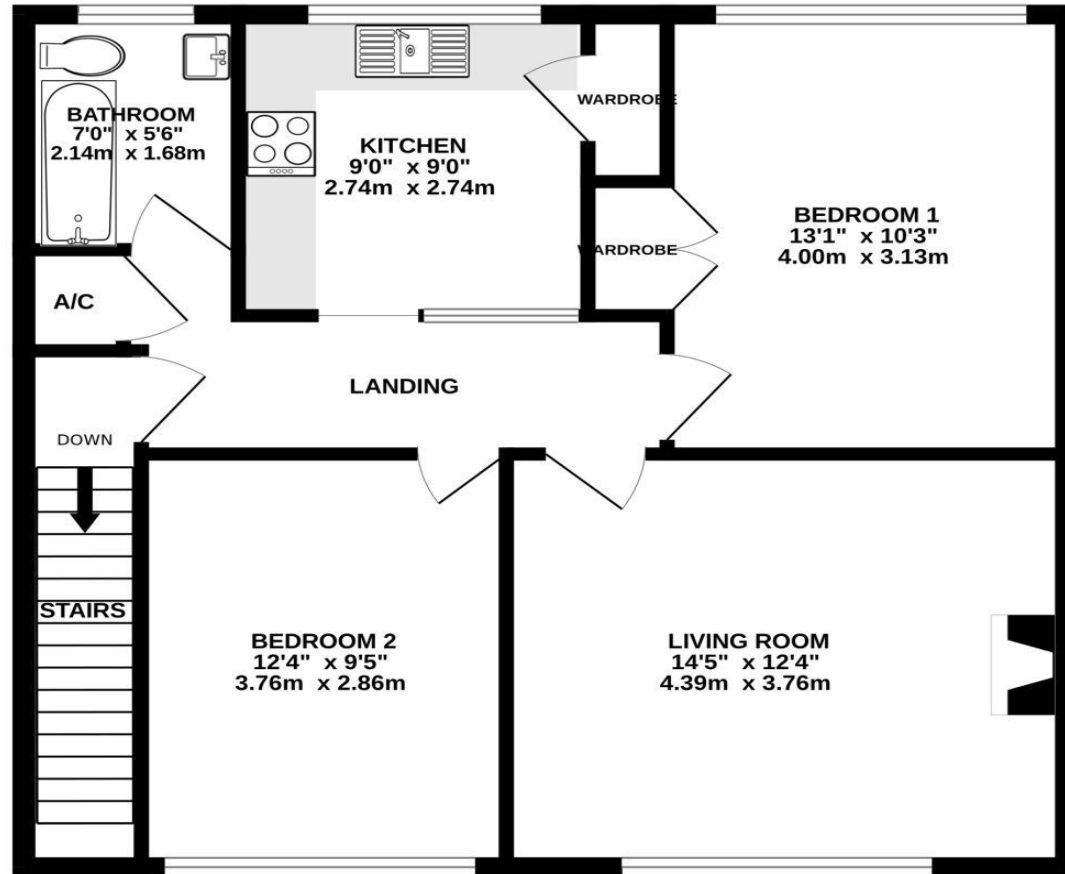
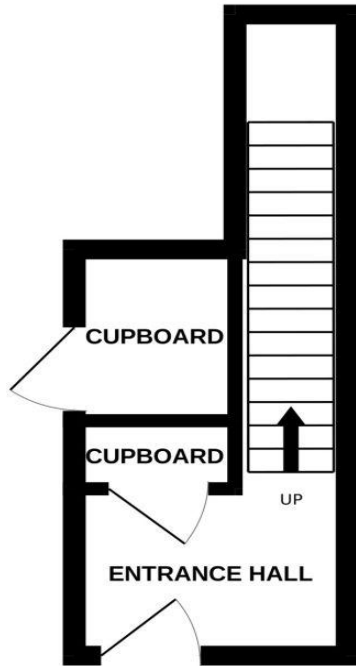
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.

GROUND FLOOR

1ST FLOOR



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 : 8217-7722-1869-2778-9996

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 | 77 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8217-7722-1869-2778-9996>



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