



**South Street**

**2 Bedroom**

**£1,150 pcm + security  
deposit**

Hythe, Southampton Hythe







## 12 South Street

### Description

- Available now
- 2 Bedrooms
- Spacious Living Room
- Close To Town Centre
- EPC Rating: C
- Property Ref : 2243
- Large Ground Floor Flat
- Gas Central Heating
- Private Off-Road Parking
- Outside Storage Shed
- Council Tax: A

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.

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Available to let is this spacious ground floor flat close to Hythe town centre. With two double bedrooms this property offers plenty of living space. The property also benefits from new decoration and carpets throughout. There is one private off-road parking space to the front of the property and a large secure wooden shed to the rear.

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'. New Forest District Council (Totton & Eling Area) £1,425.93 for year 2023 / 2024.

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 2243.



## Accommodation Comprises:

### Entrance Hallway

With a large understairs storage cupboard.

Bedroom 1 : 13.65' x 10.14' (4.16m x 3.09m)

A great size double bedroom newly carpeted and decorated.

Bedroom 2 : 7.97' x 9.58' (2.43m x 2.92m)

A good sized second bedroom benefiting from new carpets and decoration.

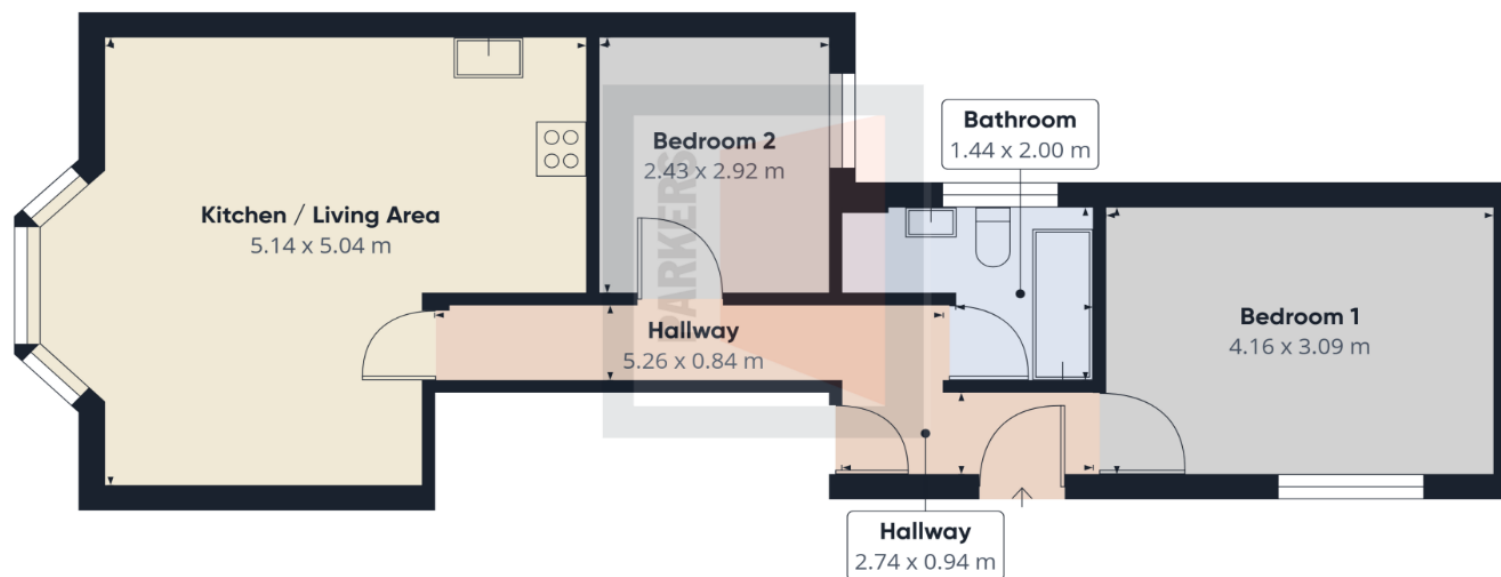
Lounge : 16.86' x 16.54' (5.14m x 5.04m)

Spacious lounge area to the front of the property, the bay window brings in lots of natural light.

Bathroom : 4.72' x 6.56' (1.44m x 2m)

Three-piece bathroom suite with shower over bath.





Approximate total area<sup>(1)</sup>  
56.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Certificate Number : 22411047311172541122

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/22411047311172541122>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £265.38) 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 £1326.92)

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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