



South Street

2 Bedroom

**£1,095 pcm + security
deposit**

Hythe, Southampton Hythe





14 South Street

Description

- Unfurnished
- Gas Central Heating
- Newly decorated
- Energy Rating : C
- Parking
- Modern Kitchen
- 2 Beds + 1 Reception
- Shower
- Council Tax Band B
- PROPERTY REF: 2263

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!

We are pleased to market this newly decorated, modern, two-bedroom ground floor flat for rent in central Hythe. The flat includes allocated off-road parking for one car.

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 'B'. New Forest District Council 1,744.21 for year 2024 / 2025.

Locality:

Hythe & Didben: 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 10 January 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 2263.





Accommodation Comprises:

Kitchen : 7.51' x 10.14' (2.29m x 3.09m)
Modern kitchen with oven, hob, washing machine and fridge / freezer included.

Lounge : 11.88' x 13.29' (3.62m x 4.05m)
A spacious lounge with bay window.

Bedroom 1 : 10.47' x 11.22' (3.19m x 3.42m)
A good size double bedroom with dual aspect windows.

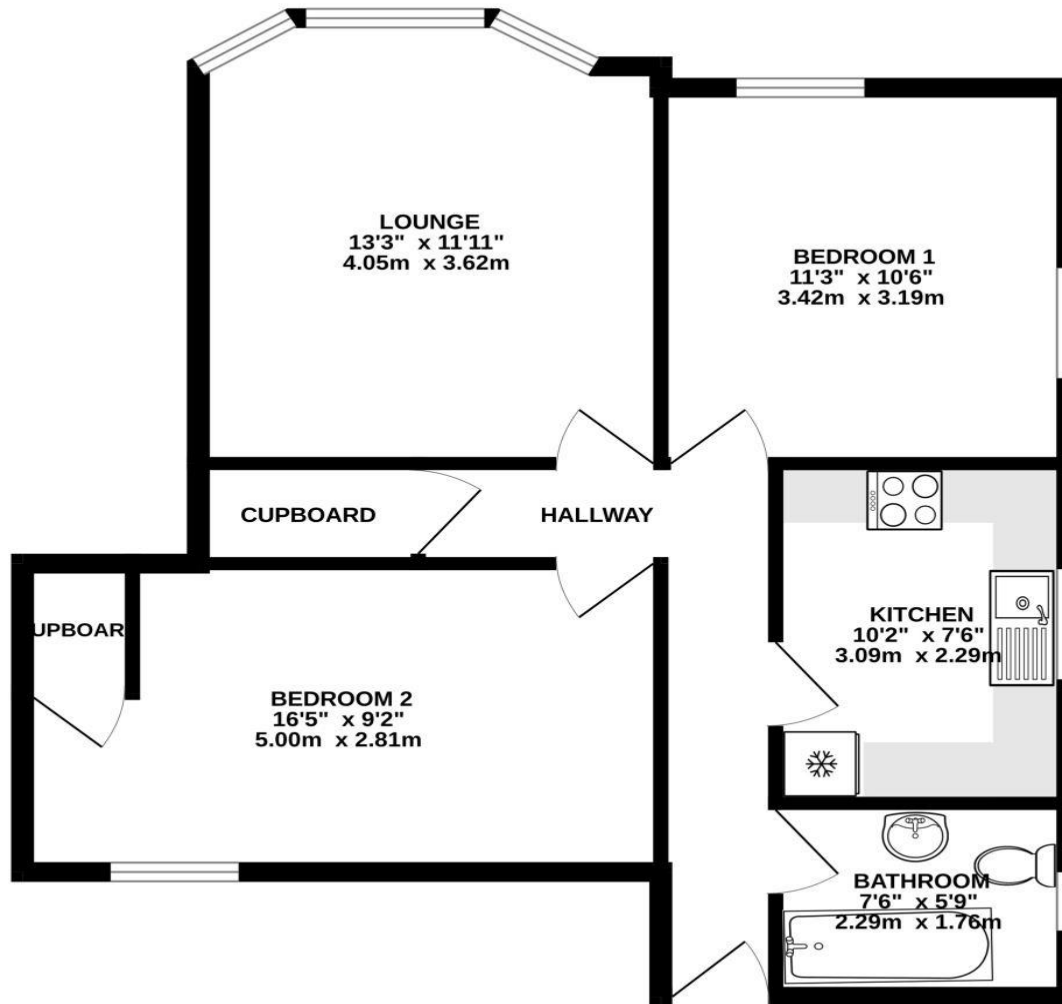
Bedroom 2 : 16.40' x 9.22' (5m x 2.81m)
A generous sized second bedroom with large storage cupboard.

Bathroom : 7.51' x 5.77' (2.29m x 1.76m)
Modern bathroom with shower over bath.

Parking
Private off-road parking for one car.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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.
Made with Metroplan ©2024

Certificate Number : 8888-7923-5420-5872-9906

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8888-7923-5420-5872-9906>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £253) 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 £1263)

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

1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG

telephone : 023 8086 8578

email : info@parkersletttings.com

parkersletttings.com