



**Waterside**

**1 Bedroom £850 pcm + security deposit**

Hythe, Southampton





## 16 Waterside

### Description

- 1 Bedroom Flat
- Unfurnished
- Parking
- Available Now
- PROPERTY REF - 2279
- Gas Central Heating
- Shower
- Ground Floor
- EPC D

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.

Available to let is this well presented 1-bedroom ground floor flat. The property boasts a spacious lounge, modern kitchen and a generous double bedroom. Benefitting from new decoration throughout, this property offers comfortable accommodation. Inclusive of gas.

Utilities: The in-going tenant is responsible for, 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: 'D'.

Council Tax: Band 'A' New Forest District Council (Totton & Eling Area) £1,495.03 for year 2024 / 2025.

Availability: Available immediately. Please note that an initial term of twelve 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 2279.





### Accommodation Comprises:

Lounge / Diner : 18.18' x 15.49' (5.54m x 4.72m)

A spacious lounge / diner, with large window allowing plenty of natural light.

Kitchen : 7.94' x 5.48' (2.42m x 1.67m)

A modern, open plan kitchen with space and plumbing available for appliances

Bedroom : 10.20' x 9.65' (3.11m x 2.94m)

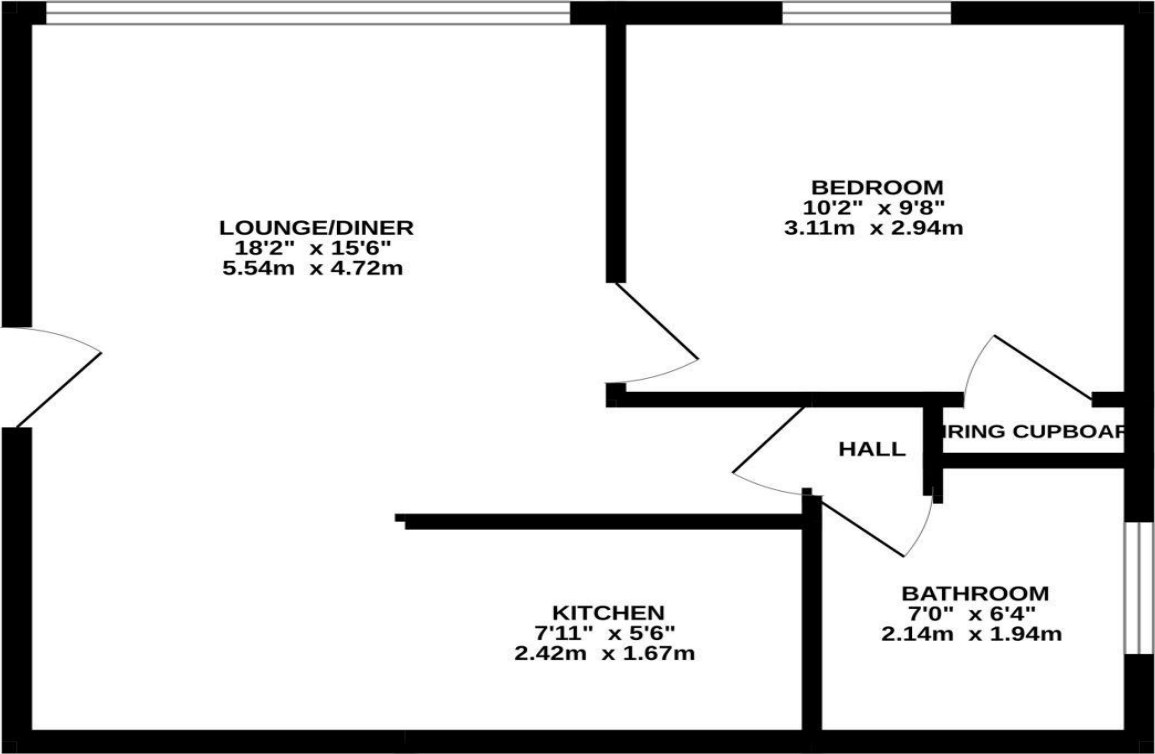
A generous size double bedroom with built in storage.

Bathroom : 7.02' x 6.36' (2.14m x 1.94m)

A white three piece suite, with shower over bath.



**GROUND FLOOR**  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 397 sq.ft. (36.9 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.  
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Starting from SO40 3SG. Total : 6.9 miles (21mins)

1. Drive northwest. (0.00 miles)
2. Turn right onto Salisbury Road/A36. (0.0 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.0 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.0 miles)
5. Bear right onto Junction Road. (0.0 miles)
6. Turn left onto High Street/B3076. (0.00 miles)
7. Turn right onto Eling Lane. (0.0 miles)
8. Turn right onto Rose Road. (0.0 miles)
9. Turn right onto Bartram Road. (0.00 miles)
10. Turn left onto Totton Bypass/A35. (0.0 miles)
11. Turn left. (0.0 miles)
12. Turn left onto Marchwood Bypass/A326. (4.0 miles)
13. Enter the roundabout and take the 1st exit onto Main Road. (1.0 miles)
14. Bear left onto West Street. (0.0 miles)
15. Turn left onto Waterside. (0.00 miles)
16. Your destination is on the right. (0.00 miles)



Certificate Number : 2184-8951-1972-1101-4111

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58	58
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2184-8951-1972-1101-4111>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £196) 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 £981)

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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