



**Westfield House**

Mansbridge Road, Southampton

**1 Bedroom  
Ground floor**

**£835 pcm + security deposit**





## Westfield House, Mansbridge Road, Southampton, SO18 2LF

### Description

- Newly redecorated
- Favoured ground floor
- Gas central heating
- EPC Rating: D
- Available now
- Lovely condition
- Modern Bathroom
- Convenient location
- Shared parking
- PROPERTY REF: 2318

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

A recently redecorated ground floor one-bedroom apartment in this attractive listed building, just 10 minutes' walk to Woodmill river and withing easy reach of Swaythling train station, Southampton airport and the M27. There are a variety of shops nearby, together with a lovely little cafe.

The property has full gas central heating, a modern kitchen and bathroom, excellent floor coverings and would make a perfect home for those dependent on public transport. For those with a vehicle, the car park to the rear is available on a first-come basis.

**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:** 'D'.

**Council Tax:** Band 'A'. Southampton City Council. Approx. £1438.00 for year 2024 / 2025.

**Location:** Mansbridge, a suburb of Southampton, but also close to Eastleigh:

Southampton: A port city, with a rich and diverse history dating back to pre-Norman times. A modern city centre, where the historic Bargate and medieval city walls mix with today's busy shopping centres, cafes, restaurants and night-life. University Hospital Southampton NHS Foundation is one of the city's biggest employers, providing care and specialist services to more than 3 million people in the South of England. Southampton pulls many thousands of people the annual boat show, hosted at Mayflower Park, echoing the City's rich maritime history. Southampton Football Club's home, St. Mary's is located close to the City Centre, regularly attracting an attendance of 30,000 or so spectators.

**Eastleigh:** A busy town between Southampton and Winchester dating back to Saxon times, with rapid expansion following the building of town's railway station in 1838. The 2011 census records the population as being in excess of 24,000, with good schooling, leisure facilities and transport links nearby. The Swan shopping centre was opened in 1989 with expansion more recently to include a cinema. Southampton airport is located on the edge of the town, providing domestic and international flights.

**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.

**For further information or to view:** Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2318.

**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 9.3 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 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the Redbridge Causeway ramp. (0.3 miles)
5. Take the exit. (0.1 miles)
6. Enter Redbridge Roundabout and take the 2nd exit onto M271/E 05/Nursling Spur Motorway. (0.4 miles)
7. Keep right to take M271/E 05/Nursling Spur Motorway. (1.1 miles)
8. Enter M27/E 05 and take the 3rd exit toward London/Portsmouth/Winchester. (2.7 miles)
9. Keep right to stay on M27. (2.3 miles)
10. Take exit 5. (0.2 miles)
11. Enter Stoneham Interchange and take the 4th exit onto Stoneham Way/A335. (0.9 miles)
12. Make a right U-turn at Thomas Lewis Way/A335 onto Stoneham Way/A335. (0.1 miles)
13. Turn right onto Wide Lane/A27. (0.1 miles)
14. Enter the roundabout and take the 2nd exit onto Mansbridge Road/A27. (0.05 miles)
15. 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:  $(£800 \times 12 \text{ months}) = £9,600 \text{ per annum}$ .  $(£9,600 \times 2.5) = £24,000 \text{ per annum}$ . 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**

With built-in storage cupboards. Doors to Living Room and:

### **Bathroom : 5.84' x 4.04' (1.78m x 1.23m)**

Modern white suite, with grey ceramic tiling to the principal areas. The shower over the bath provides continual hot water directly from the combi boiler.

### **Living Room : 10.66' x 11.91' (3.25m x 3.63m)**

Spacious and comfortable living room, with a pleasant outlook to the side.

### **Kitchen : 11.48' x 6.07' (3.50m x 1.85m)**

A wood-effect fitted kitchen, with plenty of storage cupboards and work-surface space. Integral electric oven, gas hob and extractor. Fridge / freezer also to remain. Space and plumbing for a washing machine.

### **Bedroom : 11.91' x 11.48' (3.63m x 3.50m)**

Really good size Bedroom, again with pleasant views to the side. Built-in boiler cupboard.

### **External**

Communal garden to the side of the property, with clothes-drying area. Parking area to the rear (accessed from Pilgrim Place).

### **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.

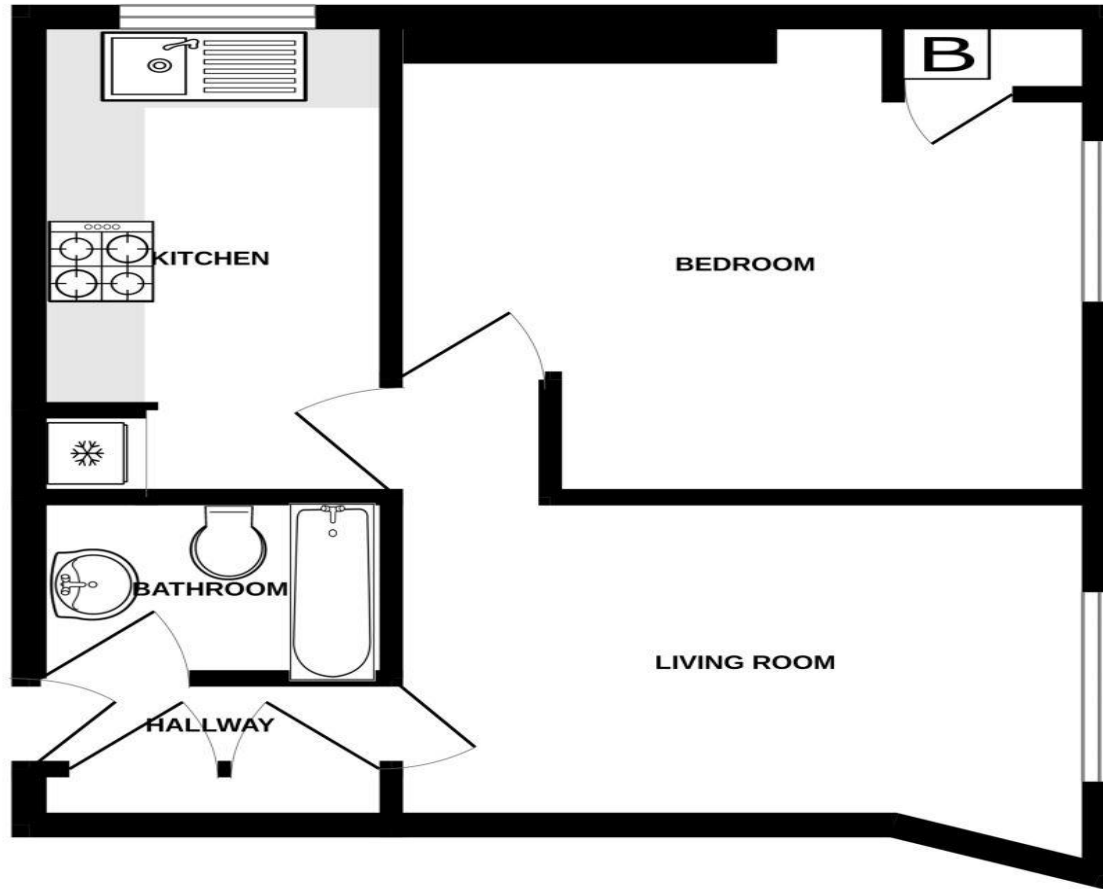
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

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



GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 344 sq.ft. (32.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropix ©2023



Certificate Number : 0398-1062-6218-6351-5920

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0398-1062-6218-6351-5920>



1, Salisbury Road Arcade, Totton  
 SOUTHAMPTON, SO40 3SG  
 telephone : 023 8086 8578  
 email : info@parkersletttings.com  
 parkersletttings.com

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.