



Newport Lane

STUDIO £700 pcm + security deposit

Braishfield, Hampshire





The Annex Newport Lane

Description

- Available now
- Modern shower room
- Council Tax Band - A
- EPC Rating : B
- Furnished studio apartment
- Underfloor heating
- Allocated Parking
- PROPERTY REF : 2428

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!

Charming Furnished Studio Property on Newport Lane, Braishfield.



Nestled in the picturesque village of Braishfield, this delightful furnished studio offers a perfect blend of comfort and convenience. Comprising a spacious studio room, a well-appointed kitchenette, and a modern bathroom with an enclosed shower, the property is ideal for single occupants.

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'.

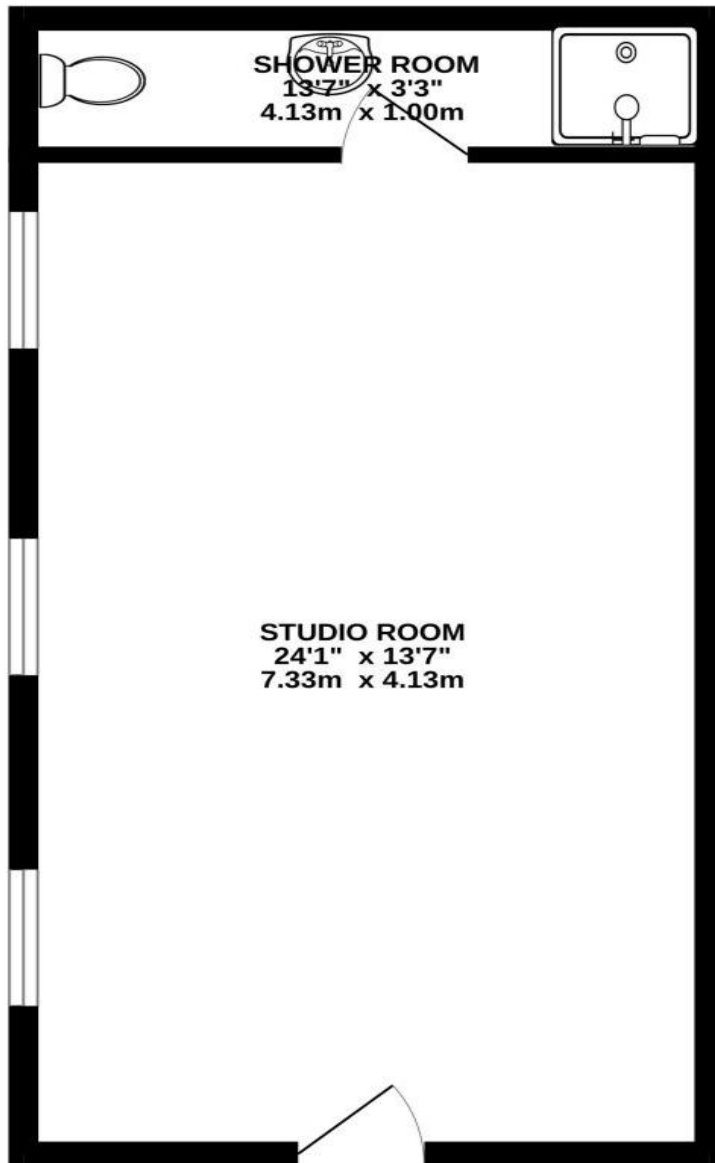
Council Tax: Band 'A'. Test Valley Borough Council (Romsey Town Parish) 1470.99 for year 2025/2026.

Locality:

Braishfield is a village and civil parish located north of Romsey in Hampshire, England. Known for its quiet, rural atmosphere, it has an estimated population of about 700 people.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2428.

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



Accommodation Comprises:

Kitchenette

A well appointed kitchenette comprising of fridge with ice box, sink, hotplate and microwave combination oven.

Studio Room

A light and spacious studio room, furnished with double bed, two-seater sofa, TV and storage units.

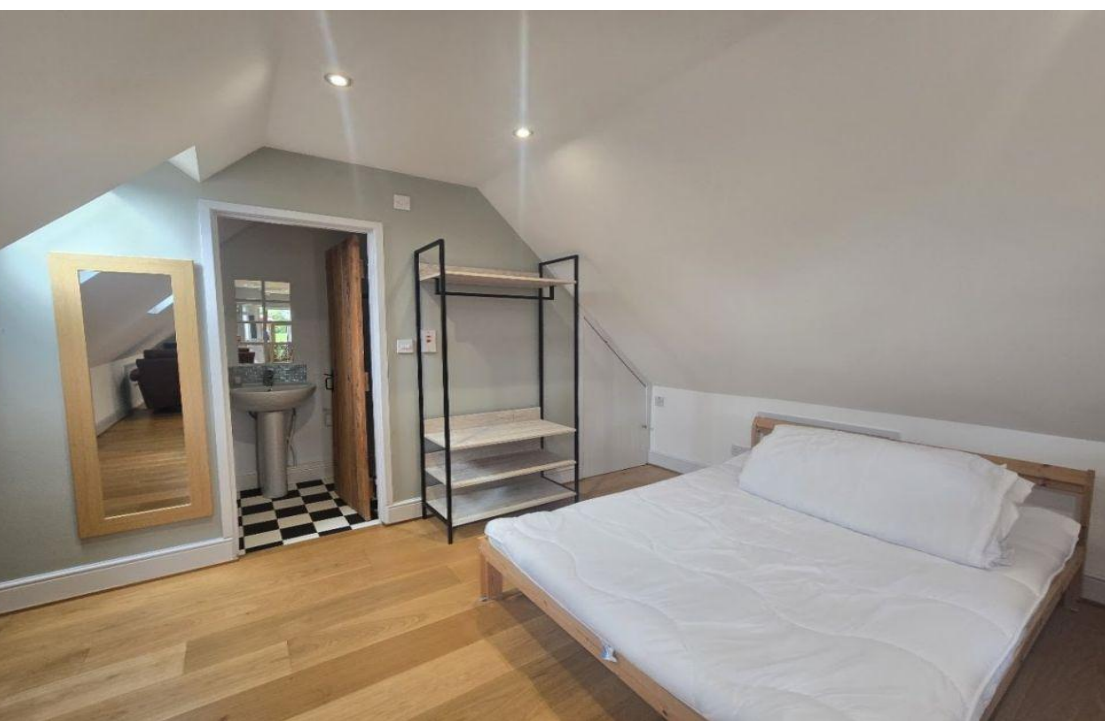
Shower Room

A modern shower room with toilet, handwash basin and enclosed shower.

External

Stunning views over rural farm land as soon as you open the front door.

Parking directly outside the property.



Certificate Number : 0294-0209-1902-1024-4515

Score	Energy rating	Current	Potential
92+	A		93
81-91	B	89	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0294-0209-1902-1024-4515>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £161.54) 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 £807.69)

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.

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