



PARKERS
LET BY
TOFTON'S SPECIALIST LETTING AGENT
023 8086 8578
www.parkerslettings.com

Bright Wire Crescent

Eastleigh, Hampshire

**1 Bedroom
Ground floor**

£815 pcm + security deposit



Bright Wire Crescent, Eastleigh, Hampshire, SO50 5SQ



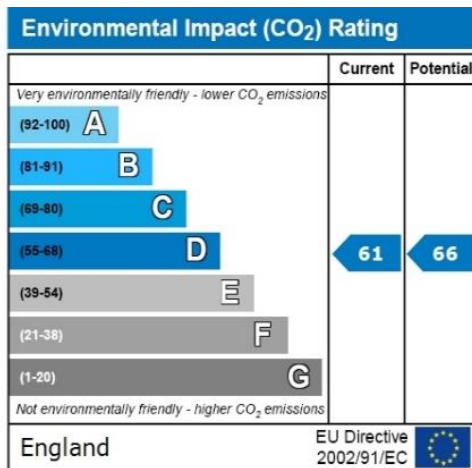
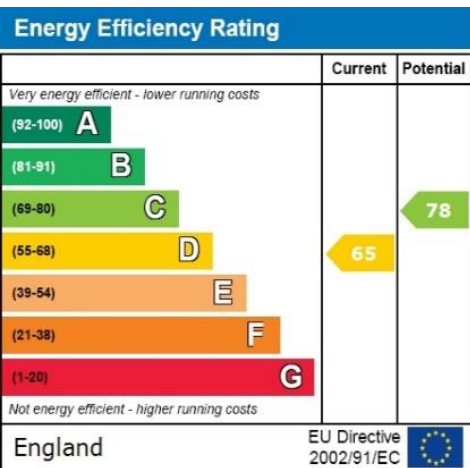
Description

- Double bedroom
- Spacious lounge
- Cloakroom
- En-suite bathroom with shower
- Modern development
- Kitchen with oven, hob, hood and washer / dryer
- Private parking
- EPC rating - D
- Available 14 Feb 2025
- PROPERTY REFERENCE: 246

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!

A spacious one-bedroom ground floor flat with en-suite bathroom with shower and separate cloakroom.



Benefits also include fitted kitchen with oven, hob, hood and washer/drier. Private parking and close to all local amenities.

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 'B' Eastleigh Borough Council (Non-parished areas) £1,662.52 for year 2024 / 2025.

Locality: 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 on the 14 Feb 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 246.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 8.9 miles (17mins)

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 onto M27/E 05. (2.6 miles)
9. Keep left to take exit 4 onto M3. (2.4 miles)
10. Take exit 13 onto A335 toward Eastleigh/Chandler's Ford. (0.2 miles)
11. Turn right onto Leigh Road/A335. Continue on A335. (0.6 miles)
12. Turn right onto Pluto Road. (0.07 miles)
13. Turn left onto Great Farm Road. (0.01 miles)
14. Turn right onto Brightwire Crescent. (0.08 miles)
15. Turn left to stay on Brightwire Crescent. (0.01 miles)
16. Your destination is on the right. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 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:

Living room (2.64m x 4.46m)

Good sized lounge.

Kitchen (2.43m x 2.56m)

With electric oven, hob, extractor hood and washer/dryer.

Cloakroom (1.87m x 4.46m)

White-coloured suite with wall-mounted basin and low level WC.

Bedroom (3.13m x 3.89m)

Double size bedroom.

En-suite Bathroom (1.60m x 2.57m)

White-coloured suite panelled bath with shower over, inset sink unit, low level WC

Parking

One private parking space.

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.







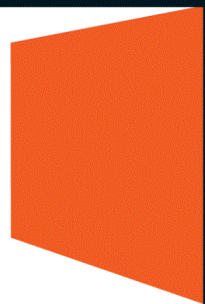
Approximate total area^{††}
42.73 m²

^{††}Including 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.

GRAPHISO

PARKERS



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SOUTHAMPTON, SO40 3SG

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parkerslettings.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.