



Heathfield Court

1 Bedroom £975 pcm + security deposit

Finzi Close, Sholing, Southampton Sholing





Flat 1G Heathfield Court

Description

- One bedroom apartment
- Lounge
- Bathroom with shower
- Private parking
- Available 9 April 2025
- Modern development
- Kitchen with white goods
- Secure entry system
- EPC rating: C
- PROPERTY REFERENCE: 766

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 large one bedroom second floor apartment in this exclusive modern development. The property is offered unfurnished and features a comprehensively fitted kitchen with integrated oven, hob, and hood, fridge and washing machine.

Further features include high-efficiency gas central heating, full UPVC double glazing and a video entry system.

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 'A'. Southampton City Council. £1,510.96 for year 2023 / 2024.

Availability: Available from 09 April 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 766.





Accommodation Comprises:

Entrance

Spacious Entrance Hallway, with security entryphone. Doors to Bedroom, Bathroom and Living Room.

Sitting / Dining Room : 19.42' x 11.48' (5.92m x 3.50m)

Comfortable-size living room with attractive, sloping ceilings.

Kitchen : 13.25' x 9.42' (4.04m x 2.87m)

Lovely, modern fitted kitchen with integrated oven, hob and hood, integrated fridge and washing machine.

Bedroom : 11.78' x 11.55' (3.59m x 3.52m)

Comfortable double-size bedroom.

Bathroom : 8.23' x 4.04' (2.51m x 1.23m)

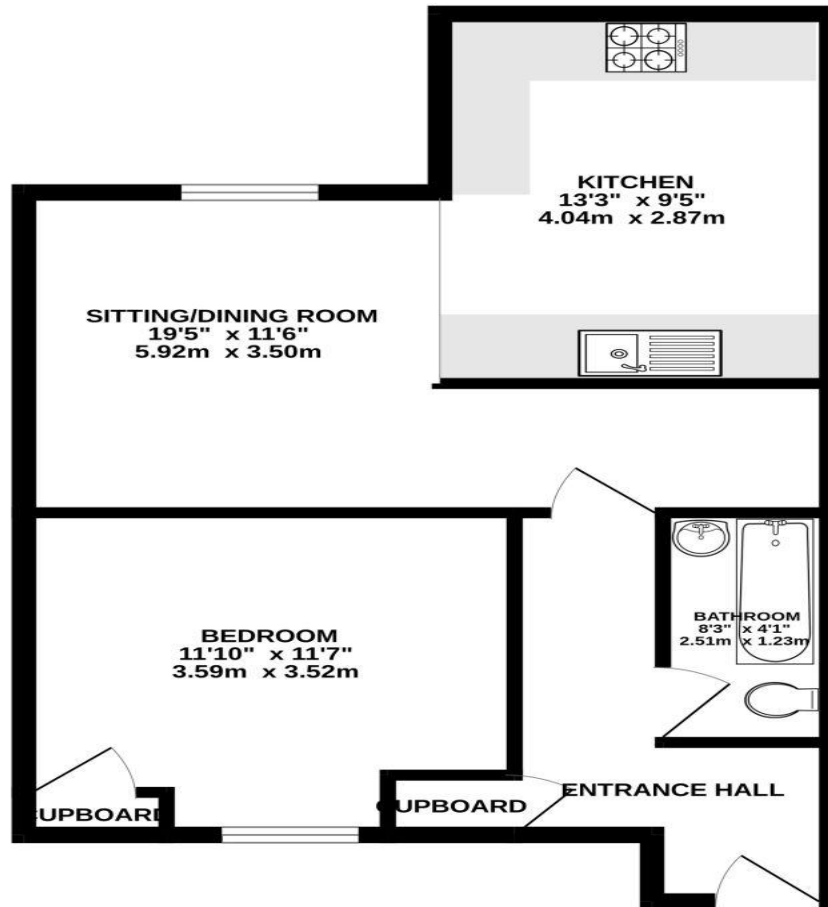
Modern white-coloured suite with decent shower over the bath.

External

External, communal grounds surround the building. Wooden bin store. Private parking for one car.



TOP FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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Certificate Number : 2314-3008-7203-0529-5200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2314-3008-7203-0529-5200>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £225.00) 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 £1125.00)

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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