



Heathfield Court

Finzi Close, Sholing, Southampton

**2 Bedroom ground
floor property**

**£1,095 pcm + security
deposit**





Flat 1A Heathfield Court, Finzi Close, Sholing, Southampton, SO19 0AJ

Description

- Ground floor
- En-suite shower room
- Kitchen with white goods
- Parking
- EPC Rating: C
- PROPERTY REFERENCE: 772
- 2 bedroom apartment
- Open plan Livingroom / Kitchen
- Bathroom with shower
- Council Tax Band: A
- Available now

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!

Welcome to Heathfield Court. A superb ground floor apartment with double doors from both the Living area and second bedroom opening to a garden area. The property has just been redecorated and recarpeted and features full UPVC double-glazing and gas central heating.

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.

Energy Performance Rating: 'C'.

Council Tax: Band 'A'. Southampton City Council. £1,587.65 for year 2026 / 2027.

Locality:

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.

Availability: Available immediately on an Assured Periodic tenancy. An 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 772.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Starting from SO40 3SG. Total : 14.9 miles (28mins)

1. Drive northwest. (0.00 miles)
2. Turn right onto Salisbury Road/A36. (0.0 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.0 miles)
4. Stay straight to take the Redbridge Causeway ramp. (0.0 miles)
5. Take the exit. (0.0 miles)
6. Enter Redbridge Roundabout and take the 2nd exit onto M271/E 05/Nursling Spur Motorway. (2.0 miles)
7. Enter M27/E 05 and take the 3rd exit toward London/Portsmouth/Winchester. (3.0 miles)
8. Keep right to stay on M27. (7.0 miles)
9. Take exit 8 onto A3024 toward Southampton (E)/Hamble. (0.0 miles)
10. Enter Windhover Interchange and take the 3rd exit onto Bert Betts Way/A3024. (0.0 miles)
11. Enter Windhover Roundabout and take the 3rd exit onto Bursledon Road/A3024. (1.0 miles)
12. Turn left onto Botley Road/B3033. (1.0 miles)
13. Turn right onto Valentine Avenue. (0.0 miles)
14. Turn left onto Finzi Close. (0.00 miles)
15. Your destination is on the left. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.00am to 4.30pm.

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:

Hallway

Welcoming Hallway, with security entry phone system and built-in airing cupboard.

Living Room / Kitchen : 10.96' x 19.91' (3.34m x 6.07m)

Maximum measurements

Spacious lounge area with double doors leading onto the communal gardens. Partially separated from the Kitchen area by a peninsular breakfast bar. The kitchen has a good range of storage, together with a built-in electric oven, gas hob, dishwasher, washer / dryer and fridge / freezer.

Bedroom 1 : 9.51' x 12.83' (2.90m x 3.91m)

Spacious main bedroom with built-in wardrobe and door to:

En-suite Shower Room : 6.17' x 5.91' (1.88m x 1.80m)

En-suite shower room with enclosed corner shower cubicle, wash-basin and WC.

Bedroom 2 : 8.46' x 11.52' (2.58m x 3.51m)

A good size second bedroom with double doors opening to the garden area.

Bathroom : 6.43' x 6.76' (1.96m x 2.06m)

Modern bathroom with three-piece white suite and shower over the bath.

Garden

Communal garden area, maintained to a good standard. Wooden bin store.

Parking

One allocated off-road 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.



Certificate Number : 2348-3038-9205-6004-4200

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/2348-3038-9205-6004-4200>



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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.