



60 Station Road

Woolston, Southampton

**2 Bedrooms
Newly decorated**

£975 pcm + security deposit

PARKERS



Spring Court, Station Road, Woolston, Southampton, SO19 8HH

Description

- 2 bedroom apartment
- Modern kitchen
- Gas Central Heating
- Allocated parking
- PROPERTY REF: 792
- Newly decorated and recarpeted
- Bathroom with shower
- Energy Efficiency Rating : C
- Available immediately

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!

Convenient for Sholing train station and within a short drive of Southampton city centre, this 2 bedroom first floor apartment forms part of this select, modern development.

The conversion from the original building is of a high standard and the quality of internal fixtures and fittings first rate, with a modern kitchen and bathroom, full gas-fired central heating and double glazing.

The presentation is neutral with cream walls and wooden flooring to the principal areas.

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. £1510.96 for year 2025 / 2026.

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. Please note that an initial term of 12 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 792

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

Total : 6.6 miles (21mins)

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 A35 ramp. (1.7 miles)
5. Keep left to take A33. (1.1 miles)
6. Keep right to take A33/West Quay Road. (0.8 miles)
7. Enter Mayflower Roundabout and take the 2nd exit onto Town Quay/A33. (0.7 miles)
8. Turn left onto Royal Crescent Road/B3039. Continue on B3039. (0.1 miles)
9. Turn right onto Itchen Bridge/A3025. (0.7 miles)
10. Enter the roundabout and take the 2nd exit onto Portsmouth Road/A3025. (0.3 miles)
11. Bear left onto Station Road. (0.1 miles)
12. Your destination is on the right. (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

Communal hallway serving just two flats. Private front door to the Entrance vestibule.

Lounge / Diner : 17.03' x 13.45' (5.19m x 4.10m)

With attractive wooden flooring.

Kitchen : 7.84' x 8.99' (2.39m x 2.74m)

Quality wood-effect fitted kitchen with integral oven, hob and extractor hood, washer / dryer and fridge.

Bedroom 1 : 12.96' x 12.96' (3.95m x 3.95m)

Double-sized bedroom with built-in wardrobes.

Bedroom 2 : 12.80' x 7.32' (3.90m x 2.23m)

Good size single bedroom.

Bathroom : 6.56' x 7.32' (2m x 2.23m)

Modern white-coloured suite with shower over the bath.

External

Private parking for one car. Bicycle shed.

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.

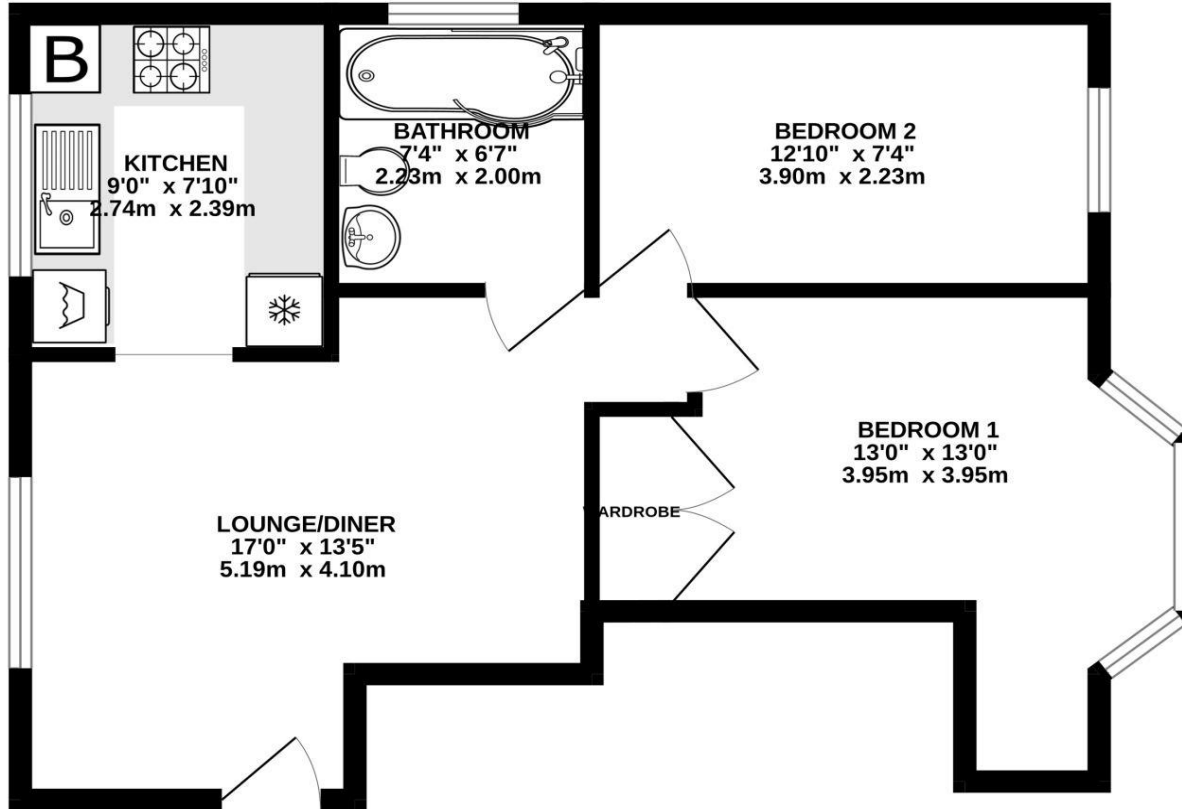
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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.

FIRST FLOOR FLAT
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92-100) A			Very environmentally friendly - lower CO ₂ emissions	
(81-91) B			(92-100) A	
(69-80) C			(81-91) B	
(55-68) D			(69-80) C	
(39-54) E			(55-68) D	
(21-38) F			(39-54) E	
(1-20) G			(21-38) F	
Not energy efficient - higher running costs				
Not environmentally friendly - higher CO ₂ emissions				
England	EU Directive 2002/91/EC		England	EU Directive 2002/91/EC



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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.