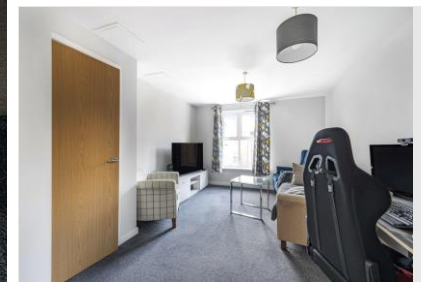




Archers Road, Southampton, Hampshire, SO15 2TA



SPECIFICATION

- One bedroom apartment
- Three-piece bathroom
- Offered unfurnished
- Available May 2024
- No parking

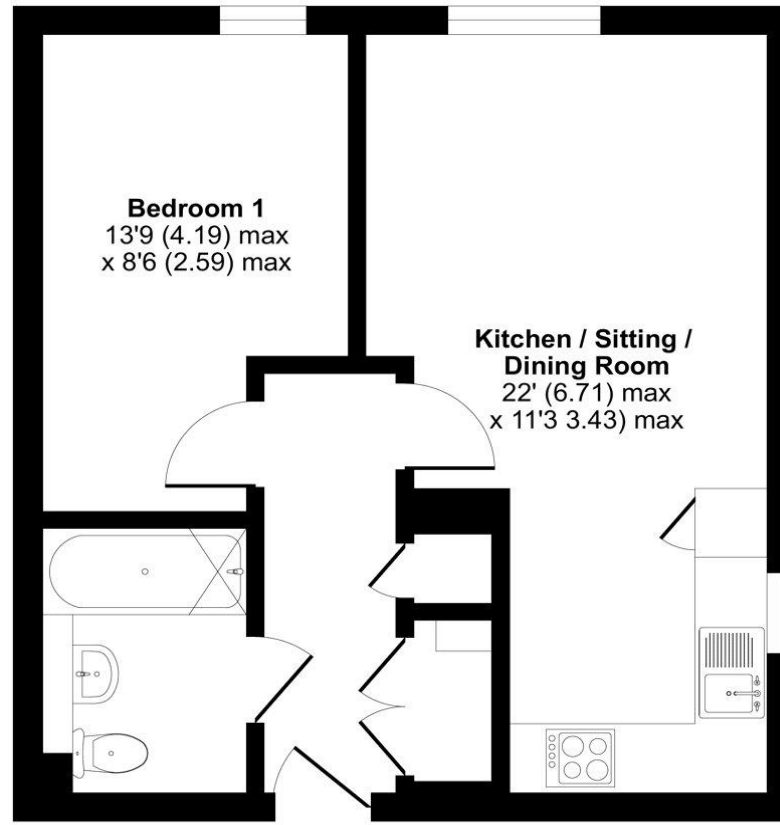
ACCOMMODATION

This well-presented second floor apartment is located within the much-requested Park Centrale Development and is conveniently placed within walking distance of the city centre, central railway station, the 300 acres of open space on Southampton Common and is within easy reach of the university campus, The General Hospital and access to M3 motorway network. The accommodation comprises an entrance hallway with two handy storage cupboards, a well-proportioned double bedroom, modern bathroom and an open plan kitchen/sitting/dining room. Offered on an unfurnished basis and available for occupation May 2024.



Approximate Area = 444 sq ft / 41.2 sq m

For identification only - Not to scale



Bedroom 1
13'9 (4.19) max
x 8'6 (2.59) max

**Kitchen / Sitting /
Dining Room**
22' (6.71) max
x 11'3 3.43) max

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1093390



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.

LOCAL AUTHORITY

Southampton City Council

Council Tax Band: B

Minimum Term: 12 Months

GUIDE PRICE

£875 per month

Security Deposit: £1,009.61 (based on advertised rental price)

Holding Deposit: £201.92 (based on advertised rental price)



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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