



## Flat 228, Oceana Boulevard, Lower Canal Walk, Southampton, SO14 3JG

**£825 per month**

- Charming city pad • Offered furnished • Available June 2024
- Walking distance to Oxford Street • No parking



**ACCOMMODATION**

This charming city pad is offered to market on a furnished basis and is available for occupation June 2024. Situated within walking distance of Oxford Street, the city centre and all its local amenities, this open plan accommodation is ideal for someone working in the city.

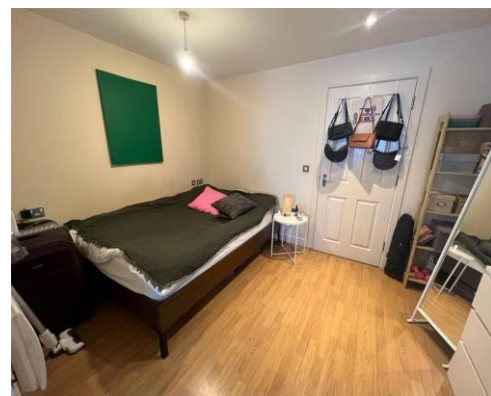
The accommodation comprises an open plan kitchen/living area. The kitchen benefits from integrated white goods and a range of wall and base units. Following through the apartment is the double sized bedroom with ample storage space and separated by the hallway is the three-piece bathroom suite with shower over bath. Unfortunately, there is no parking available with this property.

Council tax band: A

Security Deposit based on the current rental - £951.92

Holding Deposit based on the current rental - £190.38

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>87</b> |
| (69-80)                                     | <b>C</b> | <b>77</b>               |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



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.