



## Regents Park 30 St Edmunds Road

, Southampton, SO16 4JB

£1,250



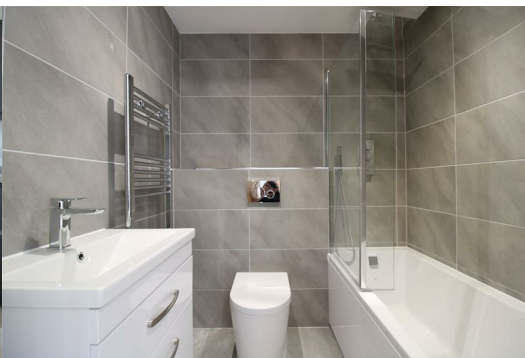
Signature Properties are delighted to offer to the market this stunning, two double bedroom, first floor apartment on St Edmunds Road, Southampton just minutes away from local amenities.

You have a spacious open plan lounge/ kitchen flooded with natural light and doors leading onto your private balcony. The kitchen has modern gloss grey units/cupboards with integrated fridge/freezer, oven, hob and space for a free standing washing machine. A fully tiled grey bathroom with shower over the bath and two double bedrooms. The property also benefits from double glazing and gas central heating.

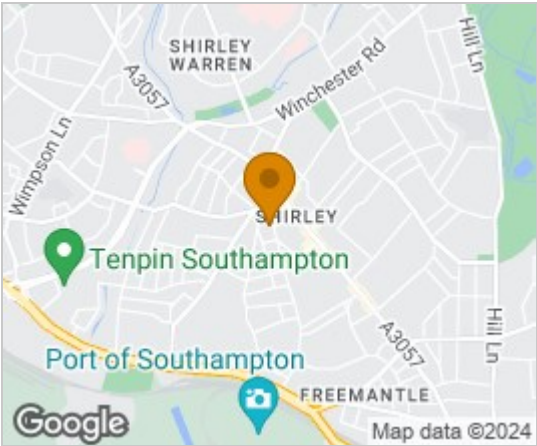
Please call us to arrange your viewing as floor plan measurements may not be accurate. Tenancy Length: 12 month tenancies renewed annually (6 month tenancies can be discussed)

\*\*\*All applicants will be credit checked and fully referenced prior to a tenancy commencing. You will be required to pay the first month's rent and a security deposit prior to moving in. The deposit is equivalent of five weeks rent \*\*\*

To secure the property and begin the referencing a holding fee shall be payable which is the equivalent of one week's rent (£288.00). Upon move in the holding fee will be deducted from the overall security deposit.



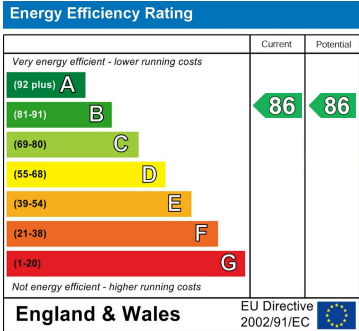
### Area Map



### Floor Plans

PLOTS	STYLE	BED	SOFT
7 & 11	Apartment	2	xxx
Living/Dining	10' 7" x 18' 5"	3.23 x 5.63	
Kitchen area	8' 4" x 6' 4"	2.54 x 1.99	
Bedroom one	13' 1" x 9' 10"	4.00 x 3.00	
Bedroom two	8' 10" x 13' 2"	2.70 <sup>m</sup> x 4.02	
Bathroom			

### Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.