



11 FARRINGTON HOUSE  
PORTSWOOD  
Hampshire, SO17 2HP

£875 PCM

[goadsby.com](https://goadsby.com)



# ONE BEDROOM SECOND FLOOR FLAT WITH PARKING IN THE POPULAR AREA OF PORTSWOOD

- One bedroom flat
- Unfurnished
- Allocated parking
- Good size flat
- EPC Rating - Band B

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B	85	85
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Reference: 570332

**Deposit Amount:** £1,009

**Council Tax:** Band A

**Furnishing:** Unfurnished

**Heating Type:** Electric

**Parking:** Allocated parking x1

**Utilities:**

Mains Supply Electricity  
Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Very Low. For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Bright one bedroom second floor flat situated in a popular area of Portswood.

The property comprises entrance hallway with storage, one double bedroom with built in single wardrobe, family style bathroom with shower over the bath and open plan living room/kitchen including white goods.

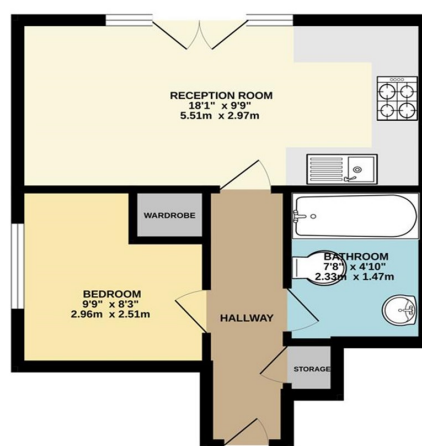
Further benefits include a secure entry system and one allocated parking space.

Offered unfurnished and available in June.

For further information and to book in a viewing, call Goadsby Estate Agents in Southampton.

Please note, the marketing photos for this property were taken before the current tenancy commenced.

SECOND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Homestyler ©2023

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

02380 710400  
southamptonlettings@goadsby.com

54 London Road  
Southampton, Hampshire  
SO15 2AH