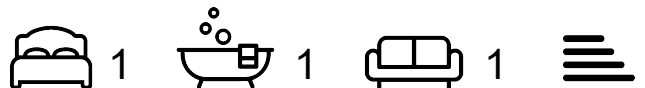




## Roberts Road

Southampton, SO15 5DE

£950 Per Calendar Month



Newly refurbished one bedroom ground floor flat conversion located off of Hill Lane, within walking distance of West Quay and Southampton Train Station.

Accommodation comprises of a good size lounge, kitchen, double bedroom complete with ample storage and a modern bathroom.

Gas central heating. Security intercom. Allocated parking for one car. Suited for a professional or couple.



**Lounge**  
3.62 x 3.26 m  
11'10" x 10'8"

**Kitchen**  
2.63 x 1.65 m  
8'7" x 5'5"

**Bathroom**  
1.69 x 1.97 m  
5'6" x 6'5"

**Bedroom**  
2.89 x 3.40 m  
9'5" x 11'2"

**Hallway**  
1.74 x 3.95 m  
5'8" x 12'11"

**Hunter 1000**

**Approximate total area\***  
107.67 m²  
1152.57 ft²

**Maximum load capacity**  
0.55 m²  
5.92 m²

**270° rotating kitchen and bathroom**

**Maximum load capacity**  
0.55 m² (14.88 kg)

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**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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