



HUNTERS[®]
HERE TO GET *you* THERE

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Cromwell Road, Southampton

Per Calendar Month £1,800 Per Calendar Month



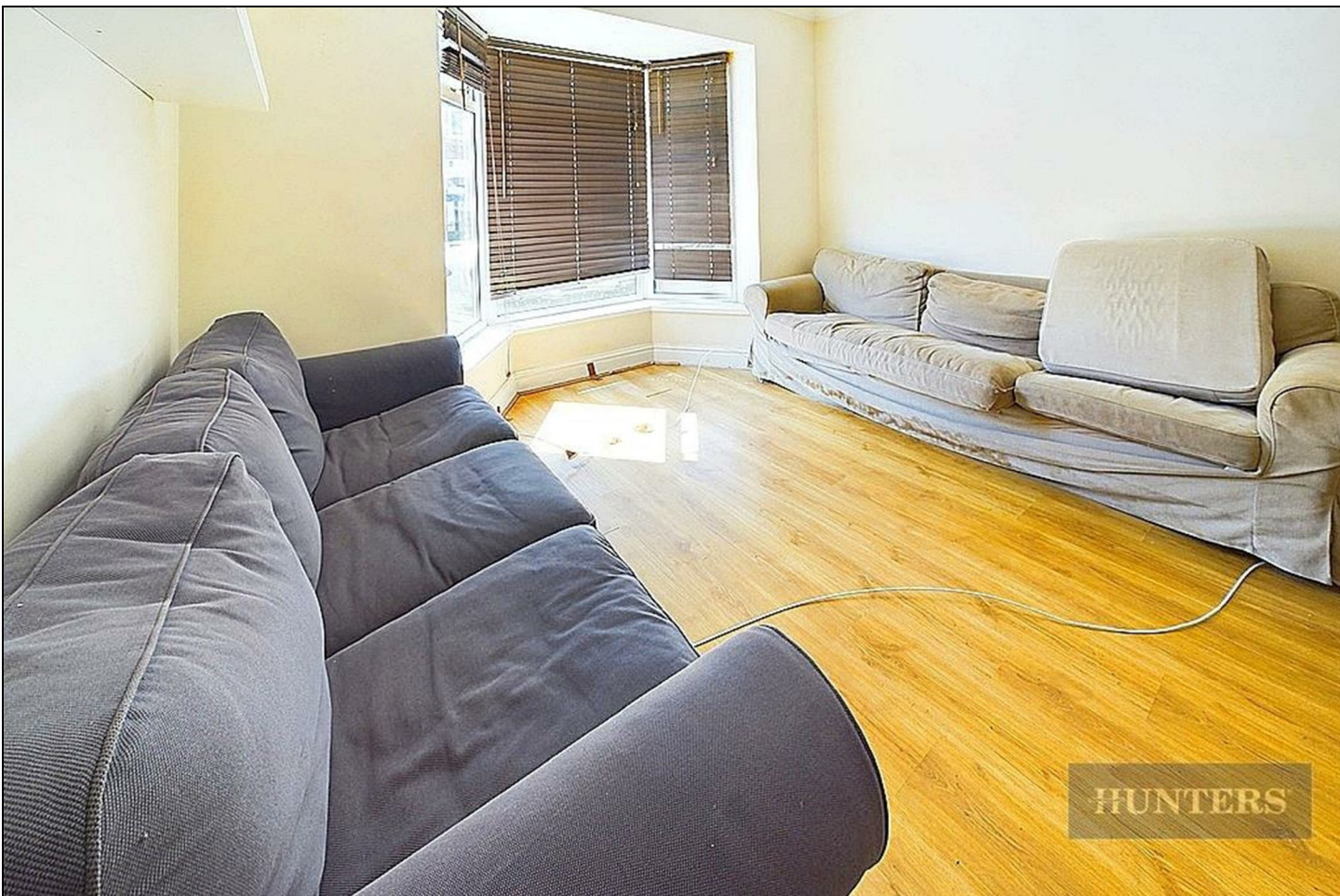
****STUDENT PROPERTY**** The property is conveniently located less than one mile from Southampton train station and Southampton city centre. The house is suitable for students or professionals and comprises entrance hall, four bedrooms, lounge, kitchen, bathroom, cloakroom and rear garden. Permit parking is available. The tenancy entered into is an AST (assured shorthold tenancy) where each tenant and chosen guarantor is joint and severally liable for the duration for the tenancy.

Bills included is an optional extra that can be discussed with the agent on viewing the house. The package is offered by a third party and is not included within the tenancy agreement or a service offered by the landlord directly.

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com

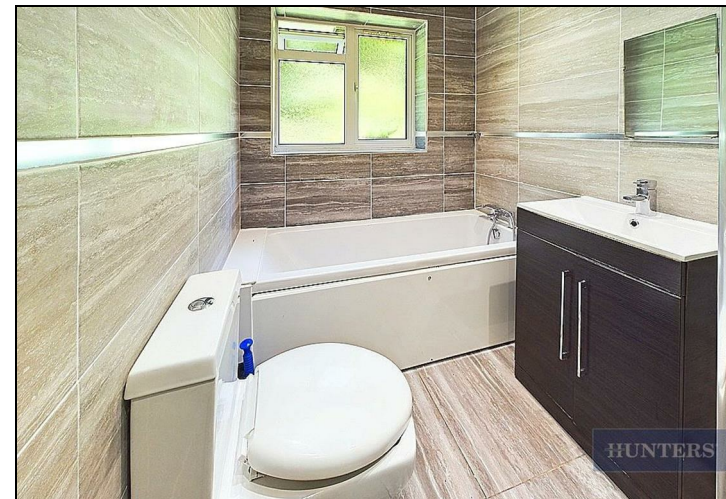
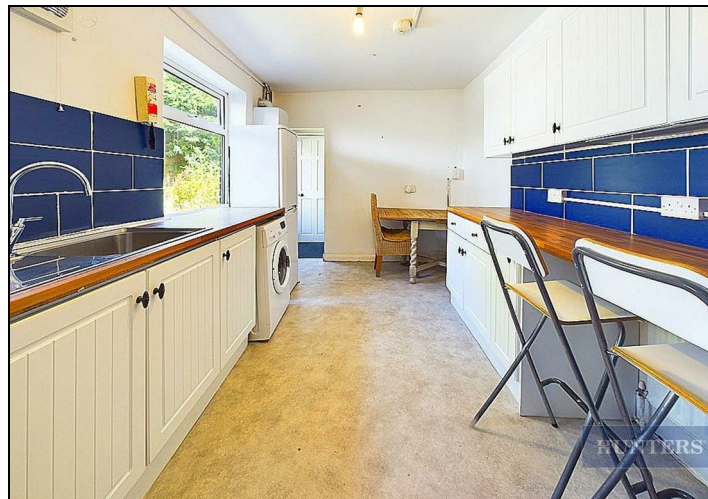


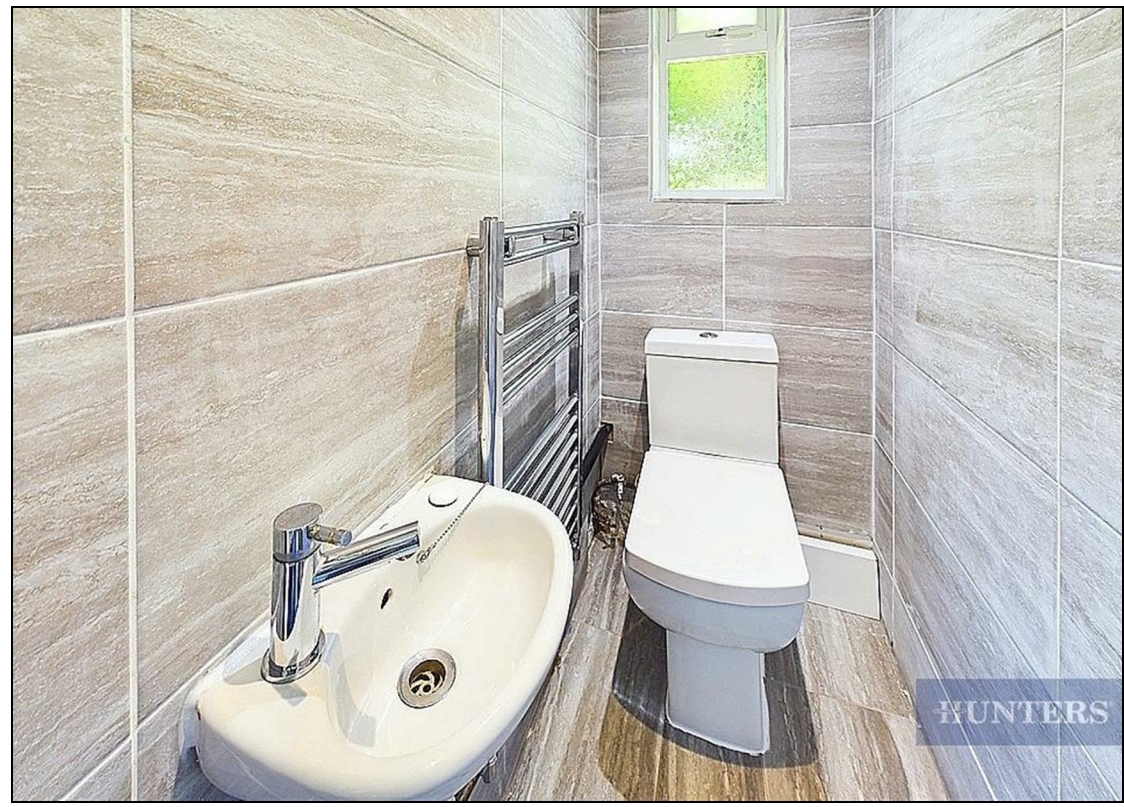
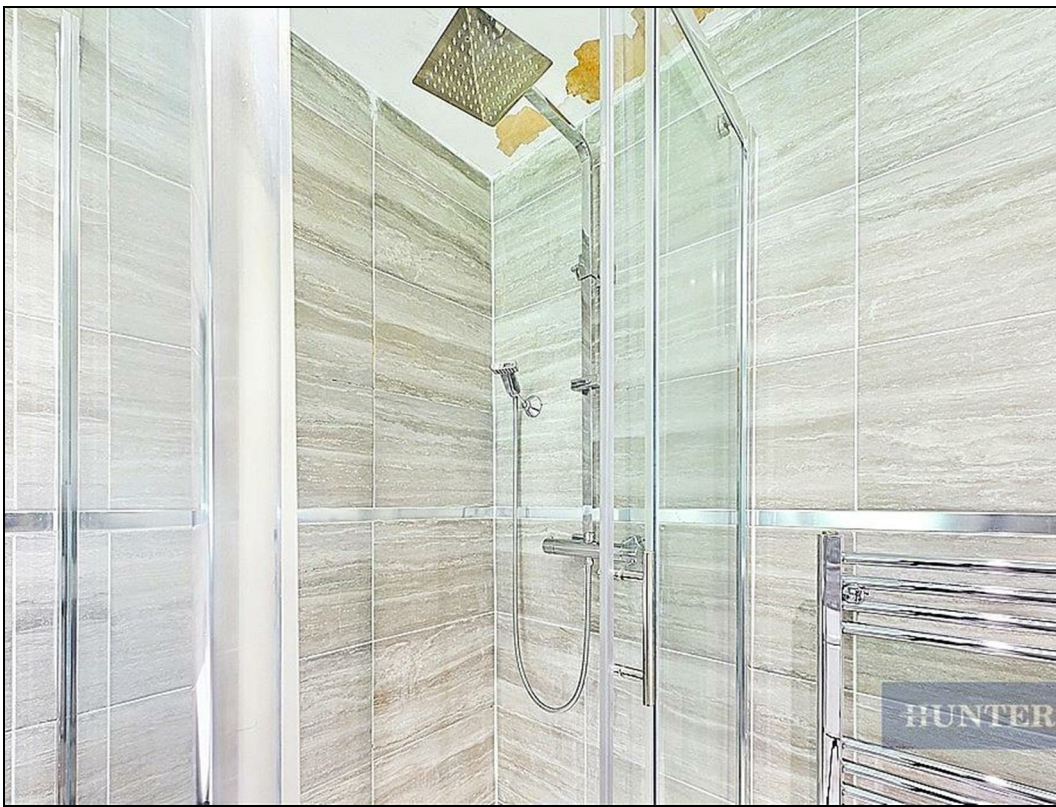
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KEY FEATURES

- Student house
- Four double bedrooms
- 0.7 mile walk to Solent University
- 0.4 mile walk to Bedford Place shops & bars
- Off road permit parking, applied through Southampton City Council
- Bills package available as optional extra, paid separately to the rent
 - EPC: D (65)
- Council tax: Exempt for full time students

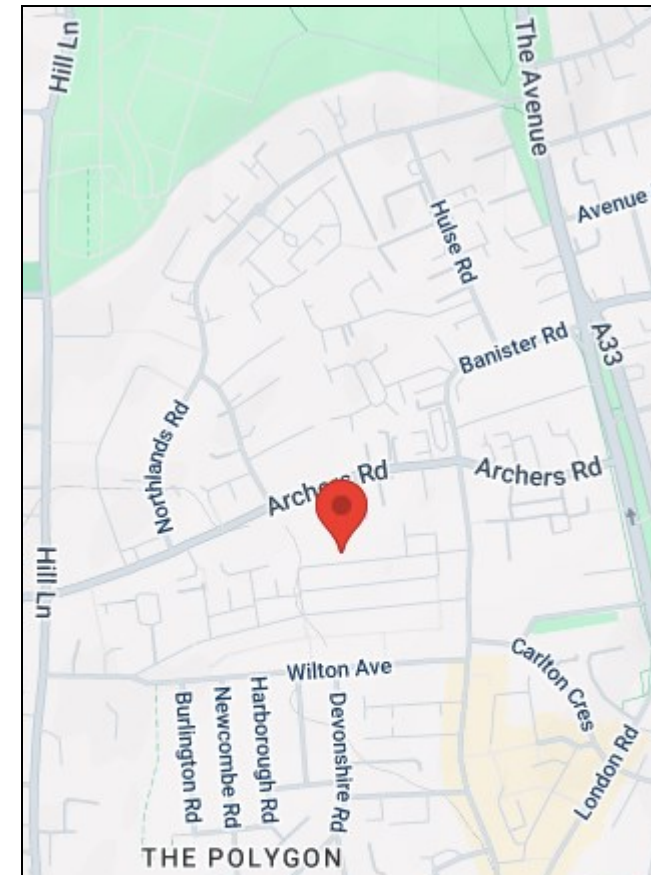






Approximate net internal area: 975.89 ft² (1115.31 ft²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		65	82
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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