



1

Bedroom



1

Bathroom



****PHOTOS BELONG TO DIFFERENT FLATS IN THE BLOCK & SOME PHOTOS ARE STAGED BY AI TO GIVE AN IDEA OF SIZE AND WHAT YOU CAN DO WITH IT****

Let's Rent is delighted to present this exclusive collection of six brand-new, high-specification flats, perfectly located in the vibrant heart of Southampton city centre on The Avenue (SO17).

This beautifully finished development offers:

4 x One-bedroom flats – generously sized with bright living areas

1 x 1.5-bedroom flat – ideal for a home office or small nursery

1 x Two-bedroom flat – perfect for couples, sharers, or small families

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All flats feature:

- Brand-new modern kitchens with **full white goods**, including fridge-freezer, washing machine, oven, hob, and extractor fan
- Stylish contemporary bathrooms with walk-in showers in some and the rest Shower over Baths.
- **Gas central heating** with brand-new energy-efficient boilers
- Bright, well-planned layouts designed for modern living
- Limited parking available by separate negotiation (extra monthly cost)

Prices: £1,200 pcm – £1,500 pcm

Location Highlights – The Avenue, SO17

This prime location offers excellent city living with everything at your doorstep:

- **Shops & Amenities:** Minutes from Bedford Place, Above Bar Street, and West Quay Shopping Centre for supermarkets (Tesco Express, Sainsbury's), high street brands, cafés, and restaurants.
- **Coffee & Leisure:** Walking distance to independent coffee shops, popular cafés, and **Starbucks**, as well as Southampton Common for green open space.

- **Culture & Education:** Close to Mayflower Theatre, The Solent University campus, and easy bus access to University of Southampton.

- **Transport Links:**

- Frequent **Bluestar** and **First Bus** services (routes 1, 2, 4, U1) run along The Avenue, linking directly to Southampton Central Station, the University, and surrounding areas.
- Quick access to the M3 and M27 for commuters.

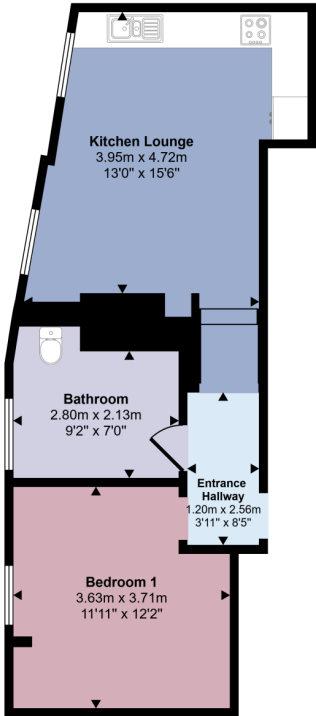
- **Dining & Nightlife:** Short stroll to well-known spots such as The Rockstone, Lakaz Maman, Mettricks Coffee, and a variety of international restaurants.

Summary:

Whether you're a professional, student, or small family, these brand-new flats combine stylish interiors, premium appliances, and unbeatable city-centre convenience. Available now – book a viewing to secure your perfect home.

EPC & COUNCIL TAX TO BE CONFIRMED AS NEW BUILDS

Approx Gross Internal Area
45 sq m / 488 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Southampton, SO17

