



# **7 Highfield Lodge**

Southampton, SO17 1WF

**2 Bedroom Second Floor Flat**

# TO LET - 2-BEDROOM FLAT

- Monthly rent £1,295.00 pcm
- Security deposit £1,494.00 - 5 weeks rent
- Holding deposit £298.00 - 1 weeks rent
- Council Tax B
- EPC rating D
- Single Glazed throughout
- Available Immediately



## DESCRIPTION

Primmer Olds B.A.S are pleased to offer for let this 2-bedroom, second floor flat in the sought-after area of Highfield, Southampton.

The Property comprises of two double bedrooms, a large reception room, kitchen, and bathroom to include a bath and shower.

The Property has been refurbished throughout, and White Goods can be made available upon request.

The property is within walking distance to Southampton Common and nearby are all the amenities offered on Portswood High Street with Buses serving routes to and from the City Centre.

The Property has gas central heating.  
Parking is on street (permit only).

## 7 HIGHFIELD LODGE



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



**George Bennett**  
Residential Property Manager  
gbennett@primmeroldsbas.co.uk  
07917 968 834



**Belinda Bracegirdle**  
Residential Property Manager  
bbracegirdle@primmeroldsbas.co.uk  
07553 891 782

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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