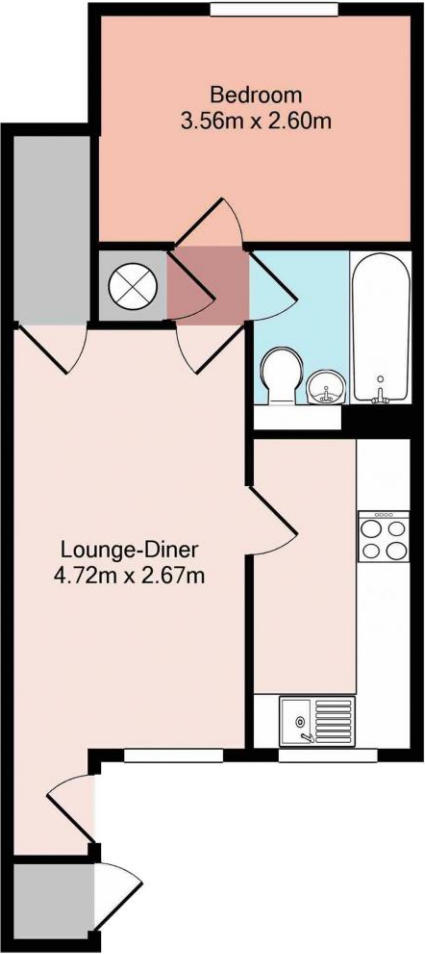




Romsey
£675 pcm

brantons



Accommodation

Lounge-Diner 15' 6" x 8' 9" (4.72m x 2.67m)

Kitchen 11' 7" x 6' 1" (3.52m x 1.85m)

Bedroom 11' 8" x 8' 6" (3.56m x 2.60m)

Bathroom 6' 6" x 6' 1" (1.98m x 1.86m)

Property

Brantons Independent Estate Agents are delighted to present for let this ground floor maisonette situated in a small modern development within Romsey.

The accommodation is comprised of a spacious lounge-diner with large storage cupboard, modern kitchen, bathroom and double bedroom.

There is also an outside storage facility and allocated parking. An early viewing comes highly recommended to avoid any later disappointment.

Features

- Ground Floor Maisonette
- Lounge-Diner With Large Storage Cupboard
- Modern Kitchen
- Double Bedroom
- Bathroom
- Outside Storage Facility
- Allocated Parking
- Minimum Deposit = 5 Weeks' Rent (£778.85)
- Unfortunately No Smokers / Pets
- Convenient Location Close To Local Shops,

Information

Local Authority: Test Valley Borough Council

Council Tax Band: B

Tenure Type: Leasehold

School Catchments

Infant: N/A

Junior: N/A

Senior: N/A

Distances

Motorway: 2.7 miles

Southampton Airport: 8.2 miles

Southampton City Centre: 8.0 miles

New Forest Park Boundary: 3.6 miles

Train Stations

Ashurst: 0.7 ROMSEY miles

Totton: 5.7 miles

Energy Performance

Energy Performance Certificate



43, Knatchbull Close, ROMSEY, SO51 8WJ

Dwelling type: Ground-floor flat
Date of assessment: 14 November 2013
Date of certificate: 14 November 2013
Reference number: 9213-2864-7391-9297-2711
Type of assessment: RdSAP, existing dwelling
Total floor area: 34 m²

Use this document to:

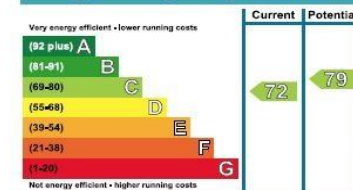
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 1,083
Over 3 years you could save		£ 252
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 75 over 3 years	£ 75 over 3 years
Heating	£ 696 over 3 years	£ 444 over 3 years
Hot Water	£ 312 over 3 years	£ 312 over 3 years
Totals	£ 1,083	£ 831

You could save £ 252 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 177
2 Fan-assisted storage heaters	£600 - £800	£ 75

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

www.brantons.co.uk

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