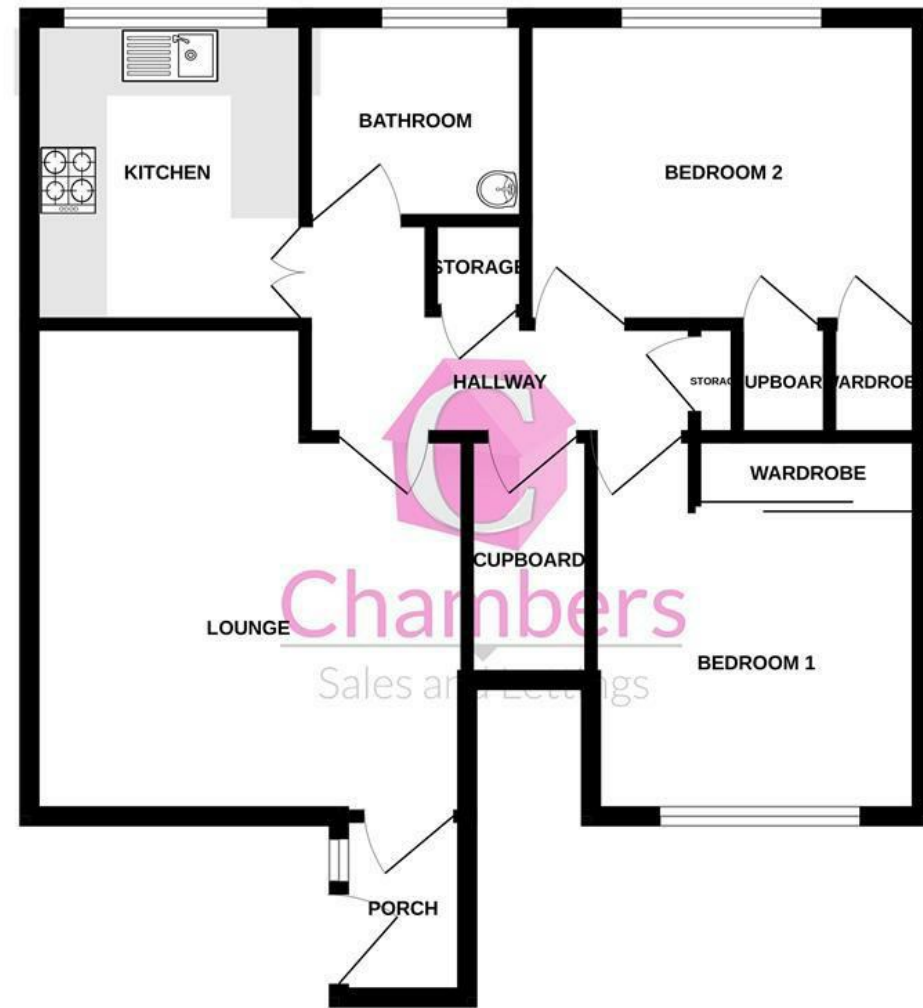
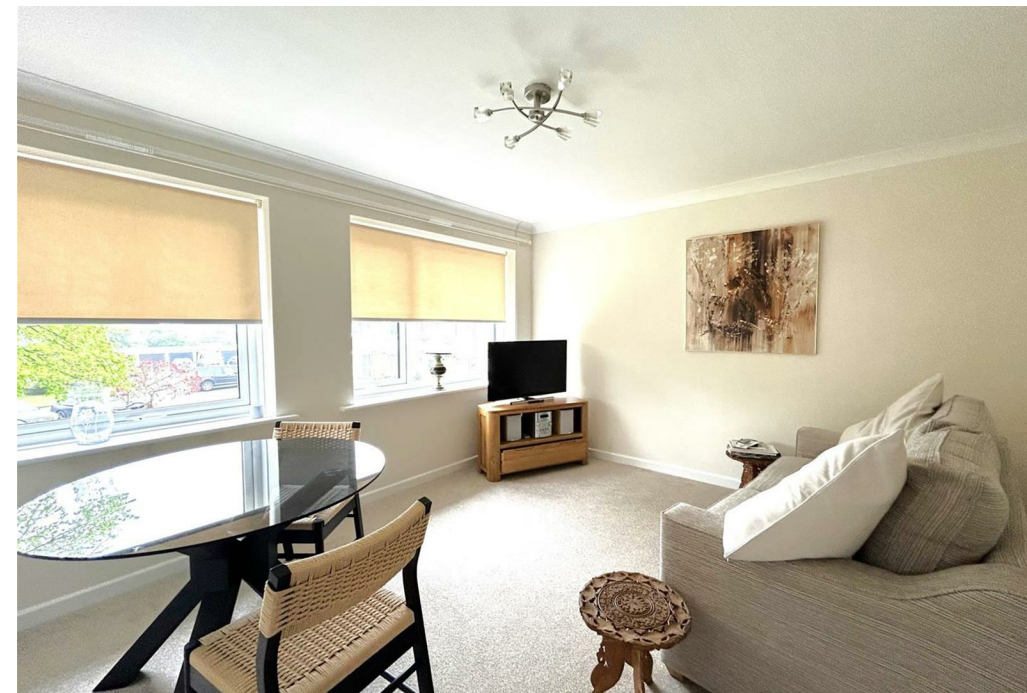


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact

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16
Avon Court
Netley Abbey
Southampton
Hampshire
SO31 5BU



01329665700

Stubbington

**16 Avon Court
Netley Abbey
Southampton
SO31 5BU**

£1,150 PCM



This partially furnished two bed first floor flat with garage and allocated parking for one car is available to let from the 1st June. The maisonette which is located on a private court provides ample communal gardens and is close to local amenities and Netley Train Station. The accommodation briefly comprises of stairs to first floor, lounge/diner, kitchen, two double bedrooms and modern shower room. The items in the photos will remain in the property. Call Chambers today to arrange a viewing 01329 665700!

About the mobile and broadband checker ([en-gb/about-checker](https://www.ofcom.gov.uk/about-checker/))

View broadband availability

Use of this checker is subject to [Ofcom's terms of use](https://www.ofcom.gov.uk/about-checker/terms-of-use) (<https://www.ofcom.gov.uk/about-checker/terms-of-use>)

Please enter your postcode to see the broadband services that are present at your location, or click the button to enable the site to find your location

SO315BU

16, AVON COURT

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](https://checker.ofcom.gov.uk/en-gb/about-checker) (<https://checker.ofcom.gov.uk/en-gb/about-checker>).

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	15 Mbps (Megabits per second)	1 Mbps (Megabits per second)	<input type="checkbox"/>



Brief Agency Fees

Rent £1,150.00
Deposit £1,326.92
Holding Deposit £265.38

Pets are not permitted.

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:

- * Lost/stolen/replacement keys - £60
- * Any amendments or variations to the tenancy agreement - £50
- * Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.
All tenancies are granted subject to status!

To find out more information about the mobile services and broadband, please visit the OFCOM website.

Entrance Porch

Stairs

Lounge/Diner
12'11" x 14'2" max (3.96 x 4.33 max)

Kitchen

8'2" x 9'1" max (2.49 x 2.77 max)

Shower Room

6'4" x 6'10" max (1.94 x 2.10 max)

Bedroom 1

11'0" x 9'11" max (3.37 x 3.04 max)

Bedroom 2

11'5" x 9'1" max (3.49 x 2.79 max)

Property Information

Council Tax: B

Utilities:

- Electric: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Underfloor Heating

Indoor Data mobile coverage according to Ofcom:

- EE: Limited
- Three: Limited
- Vodafone: Likely
- O2: Limited

To find out more information about the mobile services and broadband, please visit the OFCOM website.

Parking: Parking available in front of the garage.

Flood risk: Very Low

Building issues:

Lease restrictions:

Rights of land:

Coastal erosion risk:

Property adaptations:

Coalfield or mining area:

