£1,350 pcm

The Dell, Southampton, Hampshire, SO15

2 Bedrooms

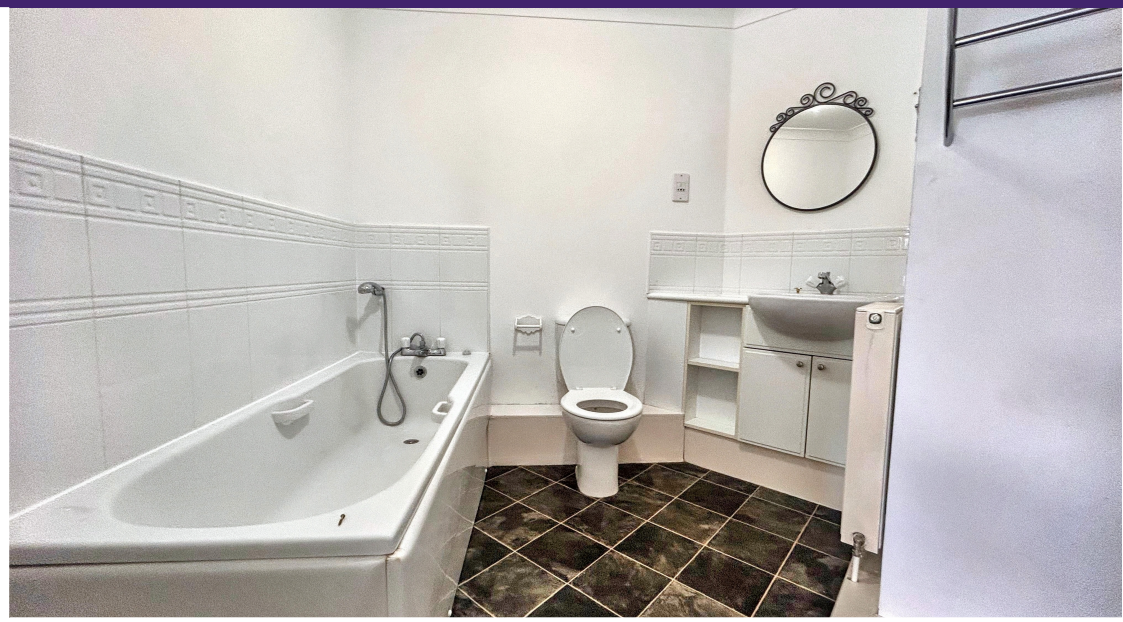
2 Bathrooms

15 London Road Southampton SO152AE |
enquiries@letsrentsouthampton.co.uk

02380 434448

£1,350 pcm

The Dell, Southampton, Hampshire, SO15



SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH EN-SUITE & PARKING

A fantastic opportunity to rent a spacious two double bedroom apartment within the popular The Dell development in Banister Park.

Offering a generous lounge, separate fitted kitchen, two well-proportioned double bedrooms, en-suite shower room and an additional modern bathroom.

The property also benefits from allocated parking, double glazing and access to a communal gym.

Ideally located for easy access to Southampton City Centre, Southampton Common and local amenities, this apartment offers an excellent combination of space, convenience and modern living.

Early viewing is highly recommended — book yours today!

15 London Road Southampton SO152AE |
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02380 434448

Looking for a well-sized apartment that offers **space, convenience and great everyday living**? This impressive two double bedroom apartment at **The Dell, Banister Park** could be exactly what you've been waiting for.

Offering generous accommodation throughout, the property immediately makes an impression with its spacious layout and excellent balance of living and bedroom space.

The welcoming entrance hallway leads through to a **large lounge**, providing plenty of room for comfortable seating, dining and relaxing. A separate fitted kitchen offers a good range of wall and base units, work surfaces and cooking facilities, keeping the kitchen neatly separated from the main living area.

Both bedrooms are genuine **double bedrooms**, making this property particularly appealing to couples, professional sharers or anyone looking for the flexibility of a spare bedroom, home office or guest room. The principal bedroom benefits from its own **en-suite shower room**, while a further modern bathroom serves the rest of the apartment.

Outside, the property continues to deliver, with **allocated parking** and access to a **communal gym**, giving residents added convenience without having to leave the development.

Situated within the popular **The Dell development in Banister Park**, you're well placed for access to **Southampton City Centre, Southampton Common and a variety of local amenities and transport links**.

- Two well-proportioned double bedrooms
- En-suite shower room to the master bedroom
- Spacious lounge with plenty of living space
- Separate fitted kitchen
- Additional bathroom
- Allocated parking
- Double glazing
- Popular Banister Park location
- Convenient access to Southampton City Centre and Southampton Common

£1,350 pcm

The Dell, Southampton, Hampshire, SO15

Energy performance certificate (EPC)

65 LE TISSIER COURT THE DELL SOUTHAMPTON SO15 2PF	Energy rating **B**	Valid until:	**25 April 2031**
		Certificate number:	**2239-4824-4000-0134-5296**

Property type	Top-floor flat
Total floor area	109 square metres

Rules on letting this property

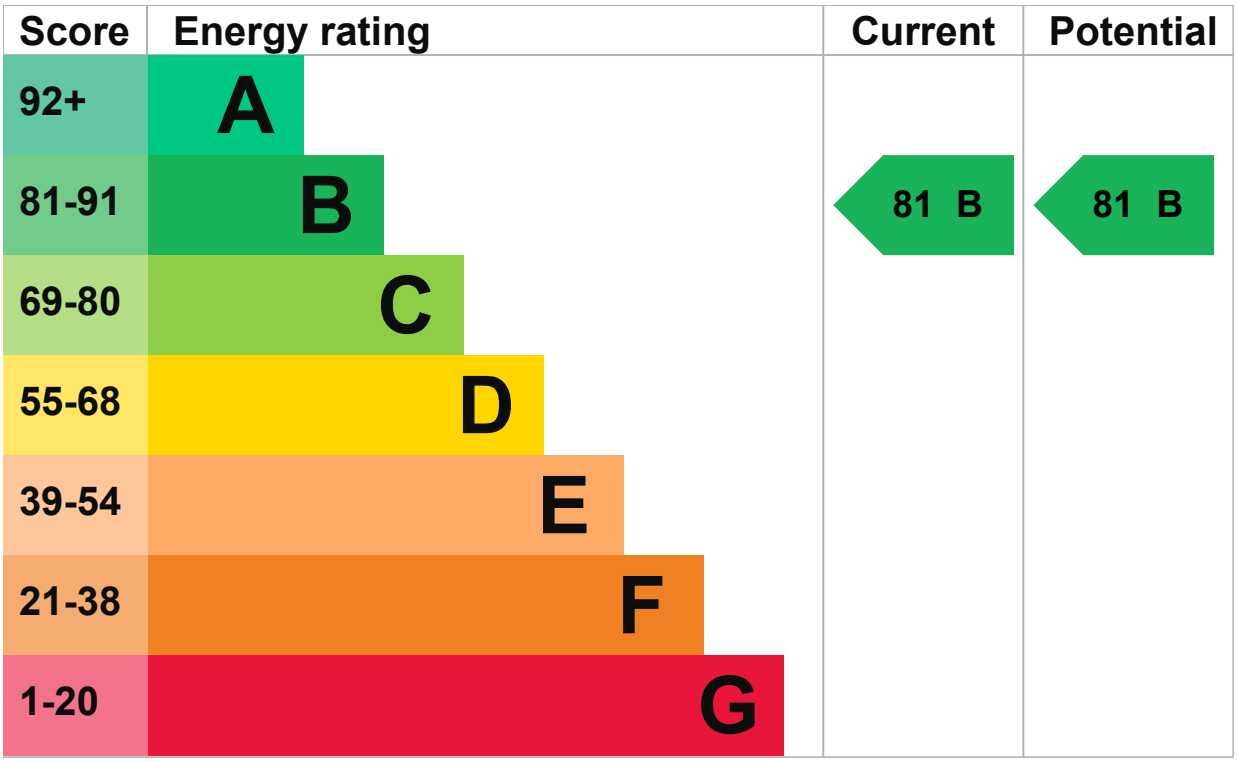
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Community scheme	Very good
Main heating control	Flat rate charging, programmer and TRVs	Average
Hot water	Community scheme	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 125 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£490 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,088 kWh per year for heating
- 2,323 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	0.8 tonnes of CO2
This property's potential production	0.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Peter Orchard
Telephone	07966 876368
Email	info@allinonesurveys.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/016974
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 April 2021
Date of certificate	26 April 2021
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)
Give feedback (https://forms.office.com/e/KX25htGMX5)
Service performance (/service-performance)

OGL

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