



FLAT 18 FERRY ROAD

HYTHE
SO45 5GD

£825 PCM

goadsby.com

TWO BEDROOM FLAT LOCATED IN A POPULAR RESIDENTIAL AREA OF HYTHE

- Two bedroom flat
- Unfurnished
- Convenient Location
- Electric heating
- EPC Rating - Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(41-54)	E	62	
(21-40)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60 (Minimum)	92 (Maximum)

Reference: 284988

Deposit Amount: £951

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Electric overnight storage heaters

Parking: On Street ad-hoc parking

Utilities:

- Mains Supply Electricity
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk www.gov.uk/check-long-term-flood-risk

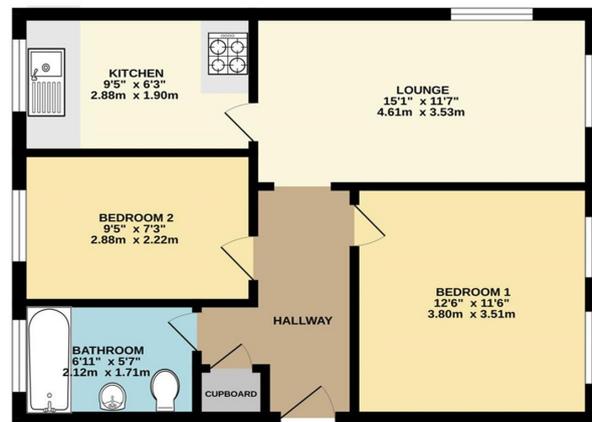
Second floor unfurnished flat situated on Ferry Road, Hythe.

This two bedroom flat is brought to the market offering a large main bedroom, single second bedroom, family bathroom, with shower over bath, and well sized reception. The kitchen has ample storage and space for fridge/freezer, and washing machine which are not included.

The flat is completed with ad-hoc on road parking and electric heating.

The carpets throughout the flat are due to be replaced.

For further information and to book a viewing, call Goadsby Estate Agents in Southampton.



This Floor Plan is for guidance only and is NOT to SCALE. Made with Homestyler ©2023.

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

02380 710400
southamptonlettings@goadsby.com

54 London Road
Southampton, Hampshire
SO15 2AH