



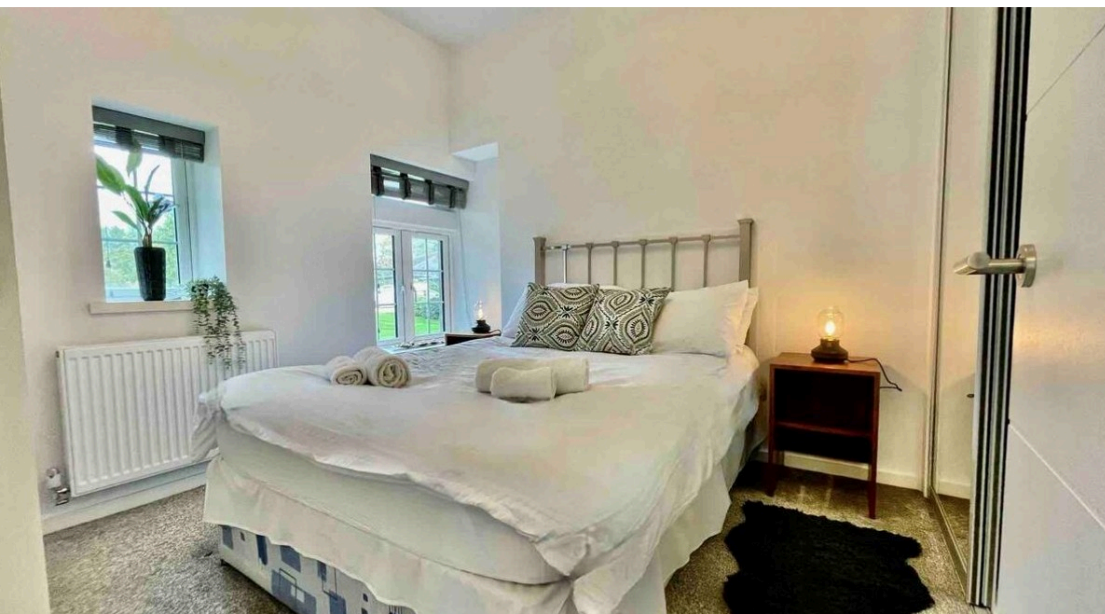
1

Bedroom



1

Bathroom



Lets Rent Southampton is delighted to offer this exceptional one-bedroom apartment in Link House, an exclusive development of just nine individually converted apartments.

The property is situated within the grounds of Elmfield, a hidden gem in the heart of Southampton, surrounded by approximately three acres of attractive private landscaped gardens. Despite its peaceful setting, Southampton Central railway station and the city centre are within easy walking distance.

Lets Rent Southampton are pleased to present a beautifully presented one-bedroom furnished apartment with allocated parking, set within a unique private development close to Southampton city centre.

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The property is situated within the grounds of Elmfield, a hidden gem in the heart of Southampton, surrounded by approximately three acres of attractive private landscaped gardens. Despite its peaceful setting, Southampton Central railway station and the city centre are within easy walking distance.

Originally constructed in the 1930s to accommodate affluent Cunard passengers before their cruise journeys, the development retains a sense of character and Southampton's maritime heritage while having been finished to a high modern standard.

The apartment is offered fully furnished and benefits from a spacious living area, a modern fitted kitchen, a well-presented bedroom and bathroom, and one allocated off-road parking space.

Local shops, restaurants, supermarkets, coffee shops and leisure facilities are all conveniently located nearby.

Early viewing is highly recommended to appreciate the setting, character and quality of this unique property.

EPC Rating: C
Council Tax Band: A
Holding Deposit: £276.00
Five-Week Tenancy Deposit: £1,384.00

En Suite *8' 7" x 3' 1" (2.62m x 0.94m)*

Master Bedroom *8' 1" x 9' 6" (2.46m x 2.90m)*

Kitchen Lounge Diner *10' 2" x 15' 5" (3.10m x 4.70m)*

Hallway

Porch *14' 2" x 3' 7" (4.32m x 1.09m)*

Approx Gross Internal Area
37 sq m / 394 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy performance certificate (EPC)

FLAT 4 LINK HOUSE ELMFIELD
MILLBROOK ROAD EAST
SOUTHAMPTON
SO15 1HY

Energy rating

C

Valid until:

8 October 2030

Certificate number:

9330-3201-0000-2200-4071

Property type

Ground-floor flat

Total floor area

30 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Walls	Average thermal transmittance 0.47 W/m ² K	Good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

The primary energy use for this property per year is 155 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£256 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 2020** 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:

- 1,614 kWh per year for heating
- 1,346 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.

This property produces	0.8 tonnes of CO ₂
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This property's potential production	0.8 tonnes of CO ₂
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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.

Carbon emissions

An average household produces	6 tonnes of CO ₂
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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 \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

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 \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
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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	Thomas Pope
Telephone	01489 883231
Email	tom@energyreport.co.uk

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/013917
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 October 2020
Date of certificate	9 October 2020
Type of assessment	SAP