



12 SHELLEY COURT
SOUTHAMPTON
Hampshire, SO15 5SN

£850 PCM

[goadsby.com](https://www.goadsby.com)

ONE BEDROOM,
UNFURNISHED
GROUND FLOOR
FLAT LOCATED A
SHORT WALK FROM
SOUTHAMPTON
TRAIN STATION.,

- One bedroom flat
- Unfurnished
- Ground floor
- Allocated parking
- EPC Rating - Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100	83	85
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England, Scotland & Wales			



One bedroom ground floor flat located a short walk from Southampton Train Station.

The property consists of a hallway with two storage cupboards, good sized lounge with patio doors, a double bedroom with built in wardrobe space, bathroom with electric shower over the bath and kitchen complete with white goods.

Further benefits include one allocated parking space.

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

Please note, the marketing photos were taken prior to the current tenancy commencing.

Reference: 371622

Deposit Amount: £980

Council Tax: Band A

Furnishing: Unfurnished

Heating Type: Electric heating

Parking: Allocated Parking Space for one car
Mains Supply Electricity
Mains Supply Water - metered

Drainage: Mains Supply Drainage

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

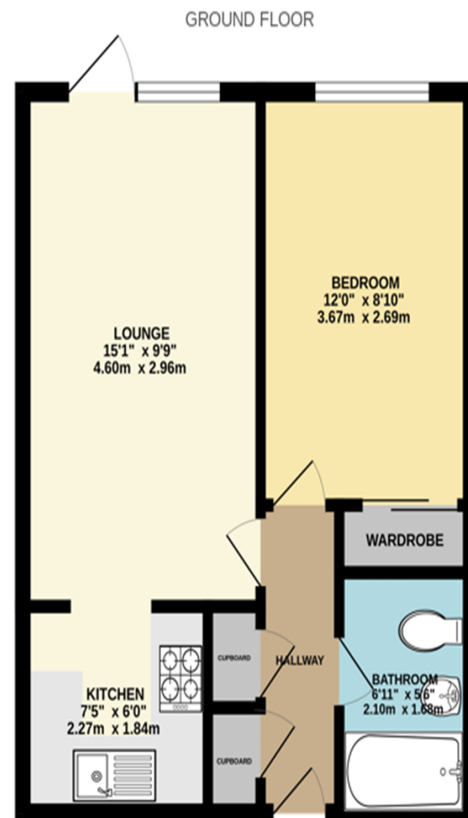
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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



02380 710400
southamptonlettings@goadsby.com

54 London Road
Southampton, Hampshire
SO15 2AH



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. This floor plan is subject to change and is not to scale These particulars 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
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