



 2  
Bedrooms

 2  
Bathrooms



**TO LET - 2 BEDROOM, 2 EN-SUITE TOP FLOOR FLAT - CRANBURY PLACE, SOUTHAMPTON SO14**

**Available Now | City Centre Location | Part-Furnished | Private Entrance | Top Floor (3rd) | No Lift**

This spacious and well-presented top-floor apartment is ideally situated in the heart of Southampton city centre, just a short walk from the High Street, Bedford Place, London Road, and Southampton Central Station.

Located on Cranbury Place (SO14), the property offers superb access to shops, cafes, bars, supermarkets, and excellent transport links, making it perfect for professionals or students seeking a modern home close to everything the city has to offer.



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### **Key Features:**

- Generous 2-bedroom flat, each with its own en-suite
- Part-furnished for convenience
- Private entrance for added privacy
- Bright open-plan living and dining space
- Access to a small communal courtyard
- On-street permit parking available (subject to council application)

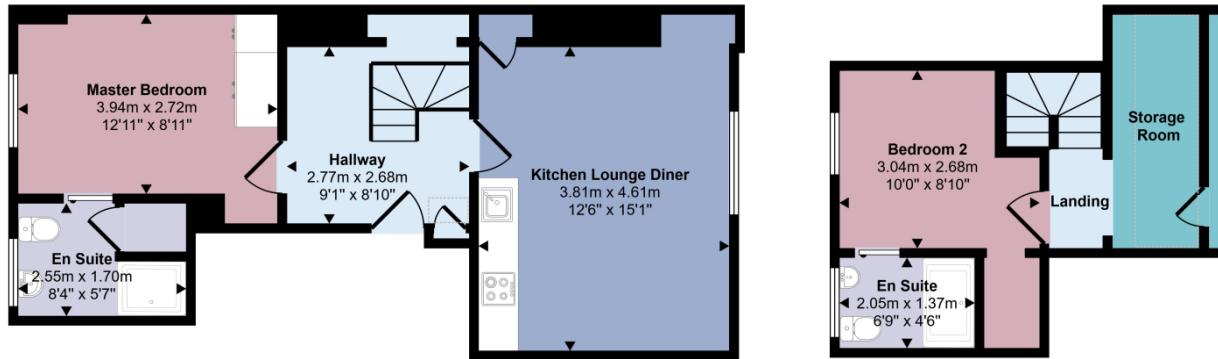
### **Accommodation Includes:**

- Spacious open-plan living/dining area
- Separate fitted kitchen
- Two good-sized double bedrooms, each with modern en-suite facilities
- Access to shared courtyard space

### **Rent & Terms:**

- **Monthly Rent:** £1,400.00
- **Deposit:** £1,615.00
- **Holding Deposit:** £323.00
- **Tenancy:** Minimum 6-month term
- **Council Tax Band:** A
- **EPC Rating:** D

Approx Gross Internal Area  
67 sq m / 721 sq ft



Ground Floor  
Approx 45 sq m / 489 sq ft

First Floor  
Approx 22 sq m / 232 sq ft

Denotes head height below 1.5m

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 5 Cranbury Place SOUTHAMPTON SO14 0LG	Energy rating <b>D</b>	Valid until: <b>23 April 2035</b>
		Certificate number: <b>2800-7848-0922-8424-3453</b>

Property type	Top-floor flat
Total floor area	78 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 D. 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		79 C
55-68	D	62 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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Community scheme	Good
Main heating control	Charging system linked to use of community heating, programmer and TRVs	Good
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£1,072 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 £505 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 9,197 kWh per year for heating
  - 2,170 kWh per year for hot water
-

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces **6 tonnes of CO<sub>2</sub>**

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This property produces **3.6 tonnes of CO<sub>2</sub>**

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This property's potential production **1.6 tonnes of CO<sub>2</sub>**

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You could improve this property's CO<sub>2</sub> 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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£302
2. Cavity wall insulation	£500 - £1,500	£75
3. Internal wall insulation	£4,000 - £14,000	£49
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£80

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

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

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
  - Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
  - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
  - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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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	Matthew Haskell
Telephone	01495 234 300
Email	<a href="mailto:epcquery@vibrantenergymatters.co.uk">epcquery@vibrantenergymatters.co.uk</a>

### 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/004426
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	24 April 2025
Date of certificate	24 April 2025
Type of assessment	<a href="#">RdSAP</a>