



3 ROYAL COURT  
HIGHFIELD  
SO17 1WZ



£875 PCM

# ONE BEDROOM GROUND FLOOR FLAT IN HIGHFIELD

- One bedroom apartment
- Unfurnished
- Residents parking
- Communal garden
- EPC Rating- Band C

Energy Efficiency Rating		Current	Projected
Very energy efficient - lower running costs			
(A)	<b>A</b>		
(B)	<b>B</b>		
(C)	<b>C</b>	71	78
(D)	<b>D</b>		
(E)	<b>E</b>		
(F)	<b>F</b>		
(G)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EPC Disclosure Performance			

Reference: 251751



Recently redecorated one bedroom ground floor flat in Highfield.

**Deposit Amount:** £1,009

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Electric overnight storage heaters

**Parking:** Residents parking (offered on a first come first served basis)

**Utilities:**

Mains Supply Electricity  
Mains Supply Water

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://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](http://www.gov.uk/check-long-term-flood-risk)

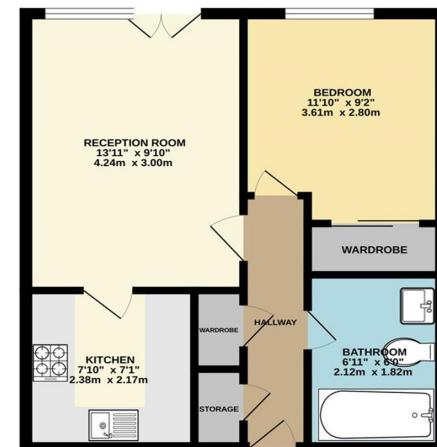
Internally the property comprises, entrance hallway with storage cupboards, lounge with patio doors to the communal grounds. The property also comes with bathroom with shower over the bath and kitchen complete with white goods. The bedroom benefits from large built in wardrobes and can comfortably accommodate a double bed.

Further benefits include residents parking offered on a first come first served basis.

Please note, the windows in the property are single glazing.

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

## GROUND FLOOR



## 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.

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