



£795 pcm
Portswood Road, SO17



 1
Bedroom

 1
Bathroom

15 London Road Southampton SO152AE |
enquiries@letsrentsouthampton.co.uk

02380 434448



The property benefits from its own private entrance and has been recently repainted throughout, giving it a fresh and bright feel. The accommodation is well laid out, comprising a lounge to the front of the property, with the kitchen and bathroom positioned centrally, and a good-sized bedroom located to the rear.

The property also benefits from gas and water being included within the rent, offering added convenience for tenants. Parking is available to the front of the property on a first come, first served basis.

Ground Floor One Bedroom Apartment – Portswood, Southampton, SO17 2FW

Lets Rent Southampton are pleased to offer this well-presented ground floor one bedroom apartment, located in the popular area of Portswood, Southampton.

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The property also benefits from **gas and water being included within the rent**, offering added convenience for tenants. Parking is available to the front of the property on a first come, first served basis.

Situated in the heart of Portswood, the apartment is ideally located within walking distance of local shops, cafés, restaurants and everyday amenities. Portswood High Street is nearby, along with excellent public transport links into Southampton City Centre, the University of Southampton, Southampton Common and surrounding areas.

This property would make an ideal home for a single professional or couple looking for convenient living in a sought-after location.

Broadband & Mobile Coverage: Prospective tenants are advised to check broadband availability and mobile phone coverage independently via the Ofcom checker or their chosen provider before applying. The landlord and agent cannot be held responsible for the availability, speed or reliability of broadband or mobile signal at the property.

Viewing is highly recommended. Please contact Lets Rent Southampton today for further details or to arrange a viewing.



Energy performance certificate (EPC)

56b PORTSWOOD ROAD SOUTHAMPTON SO17 2FW	Energy rating	Valid until: 30 October 2030
	D	Certificate number: 9320-2693-2000-2320-7001

Property type	Ground-floor flat
Total floor area	54 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		73 C
55-68	D	64 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 266 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£603 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 £161 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:

- 6,491 kWh per year for heating
 - 1,765 kWh per year for hot water
-

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **2.5 tonnes of CO₂**

This property's potential production **1.7 tonnes of CO₂**

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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£44
2. Floor insulation (suspended floor)	£800 - £1,200	£38
3. Floor insulation (solid floor)	£4,000 - £6,000	£18
4. Low energy lighting	£10	£14
5. Heating controls (room thermostat and TRVs)	£350 - £450	£47

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:

- 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)

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	Mitesh Patel
Telephone	07515 810632
Email	metzpatel@goeco-energy.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/003032
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 October 2020
Date of certificate	31 October 2020
Type of assessment	RdSAP