



£900 pcm  
Wyndham Court, SO15



 1  
Bedroom

 1  
Bathroom

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### Wyndham Court, Southampton City Centre

One Bedroom Apartment | Prime Central Location | Underfloor Heating | Close to Southampton Central Station

Located in the heart of Southampton City Centre, this well-presented one-bedroom apartment in Wyndham Court offers spacious living, excellent transport links, and superb convenience – ideal for professionals and commuters alike.

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## The Property-

The apartment features a bright and generously sized living room with large double-glazed windows allowing plenty of natural light, complemented by neutral décor and modern flooring throughout.

The separate kitchen is fitted with ample storage units, tiled splashbacks, and generous worktop space. Appliances include an oven, hob, and washing machine, with plenty of room for additional freestanding appliances if required. The layout offers both practicality and functionality.

The bedroom is a comfortable double room with good proportions also built in wardrobe, while the bathroom is finished in contemporary tiling and comprises a full-sized bath with shower over, wash basin with storage, and WC.

Heating is provided via underfloor heating as well as additional electric heaters, ensuring comfort throughout the year.

## Location – City Living at Its Best

Wyndham Court is positioned directly opposite Southampton Central Train Station, making it perfect for commuters travelling to London, Winchester, Portsmouth and beyond.

You are within walking distance of:

- Westquay Shopping Centre
- Commercial Road & Above Bar Street
- Bedford Place bars and restaurants
- Southampton's Cultural Quarter
- Local supermarkets, cafés, and convenience stores

The property also offers easy access to major road links including the M27 and M3, making travel in and out of the city straightforward.

This apartment would suit a working professional or couple looking for convenient city centre living with everything on your doorstep.

Contact Let's Rent Southampton today to arrange your viewing.

EPC- D

Council Tax - A

Holding Deposit - £207.00

5 Week Deposit - £1038.00

Approx Gross Internal Area  
47 sq m / 509 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 23 Wyndham Court Commercial Road SOUTHAMPTON SO15 1GS	Energy rating	Valid until: 29 November 2032
	<b>D</b>	Certificate number: 9796-1206-3602-0055-2600

Property type	Mid-floor flat
Total floor area	25 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 D.

[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		
55-68	D	59 D	63 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	Timber frame, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Flat rate charging, room thermostat only	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Community combined heat and power

### Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£472 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 £65 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 1,623 kWh per year for heating
  - 1,812 kWh per year for hot water
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## Impact on the environment

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

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 **1.1 tonnes of CO<sub>2</sub>**

This property's potential production **0.9 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. Increase hot water cylinder insulation	£15 - £30	£64

## 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: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
  - 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	Robert Twining
Telephone	07770652792
Email	<a href="mailto:rob.twining@gmail.com">rob.twining@gmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID209216
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	30 November 2022
Date of certificate	30 November 2022
Type of assessment	<a href="#">RdSAP</a>