



£885 pcm
Victoria Road, Southampton, SO19



1 Bedroom
1 Bathroom

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

02380 434448



Available from 1st March, this split-level one bedroom apartment is situated above a commercial unit on Victoria Road, Woolston.

The property is arranged over two floors and offers:

- Good size double bedroom with en-suite
- Patio doors overlooking Victoria Road
- Separate lounge with access to private balcony
- Balcony with views across the River Itchen and Itchen Bridge
- Separate fitted kitchen
- Split-level layout with defined living space

The property is currently being redecorated throughout, with some carpets being replaced where required.

Some furniture remains at the property and can either be gifted to the incoming tenant or removed upon request.

Located in the heart of Woolston, within walking distance to local shops, cafés, transport links and river walks.

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We are pleased to offer this **split-level one bedroom apartment** situated above a commercial unit on **Victoria Road, Woolston**. Offering character, space and fantastic river views, this property is ideal for a professional individual or couple.

The accommodation is arranged over two levels and comprises:

- **Generous double bedroom** with en-suite bathroom
- Patio doors from the bedroom overlooking Victoria Road
- **Separate lounge** with access to a private balcony
- Balcony enjoying views across the **River Itchen** and towards the **Itchen Bridge**
- Separate fitted kitchen
- Split-level layout offering defined living and sleeping space

The property is currently being **repainted throughout**, with selected carpets being replaced where required, ensuring it will be fresh and ready for the next tenancy.

There is some existing furniture within the property which has been left behind. This can either be **gifted to the incoming tenant or removed**, depending on preference.

Location

Situated in the heart of Woolston, the property benefits from excellent local amenities right on the doorstep. Victoria Road offers a variety of independent shops, cafés, takeaways, convenience stores and supermarkets.

You are also within easy reach of:

- The River Itchen waterfront walks
- Woolston train station
- Excellent bus links into Southampton City Centre
- Easy access to the M27 and surrounding areas

Available from **1st March**.

Early viewing is highly recommended to appreciate the space and views this unique apartment offers.

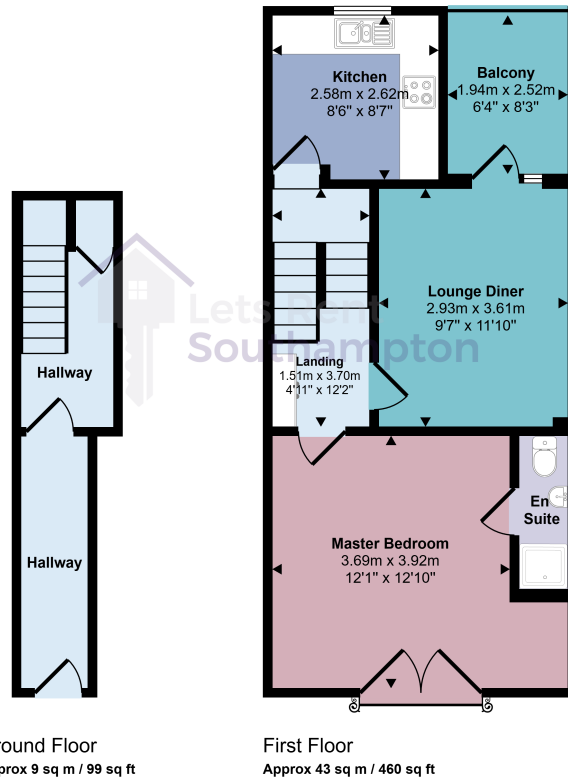
EPC - D

Council tax band- TBC

Holding Deposit - £225.00

Deposit -£1125.00

Approx Gross Internal Area
52 sq m / 559 sq ft



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 1 6a Victoria Road SOUTHAMPTON SO19 9DX	Energy rating D	Valid until: 23 July 2029
		Certificate number: 8631-7623-6330-3573-6996

Property type	Top-floor flat
Total floor area	38 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		72 C
55-68	D	68 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, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 342 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£546 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 £72 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 3,159 kWh per year for heating
- 938 kWh per year for hot water

Impact on the environment

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

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 **2.2 tonnes of CO₂**

This property's potential production **1.9 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. High heat retention storage heaters	£800 - £1,200	£72

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	Peter Orchard
Telephone	07966 876368
Email	info@allinonesurveys.com

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/016974
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	17 July 2019
Date of certificate	24 July 2019
Type of assessment	RdSAP