



£1,250 pcm  
The Anchorage, SO31



Lets Rent Lets Sell  
SOUTHAMPTON

 2  
Bedrooms

 2  
Bathrooms

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

02380 434448



### Fantastic Two-Bedroom Apartment with Balcony and Parking

A fantastic and well-presented first-floor apartment situated in the heart of Hamble village, offering spacious accommodation, a south-facing balcony and off-road residents' parking.

The property benefits from brand-new carpets throughout and comprises a bright L-shaped open-plan kitchen/living/dining room, two double bedrooms, a modern main bathroom/shower room and an en-suite bathroom to the master bedroom.

The kitchen is a good size and has been fitted with a contemporary range of wall and base units, including a built-in oven and hob with extractor, along with integrated appliances such as a fridge/freezer, dishwasher and washer/dryer.

The spacious master bedroom includes a fitted wardrobe and French doors leading directly onto the rear balcony, which enjoys a sunny

southerly aspect. The master bedroom also benefits from a modern en-suite bathroom with a bath, overhead shower and screen, wash hand basin and WC.

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The spacious master bedroom includes a fitted wardrobe and French doors leading directly onto the rear balcony, which enjoys a sunny southerly aspect. The master bedroom also benefits from a modern en-suite bathroom with a bath, overhead shower and screen, wash hand basin and WC.

The second double bedroom also offers good space, includes a built-in wardrobe and overlooks the rear of the property. There is also a separate modern shower room with a shower cubicle, wash hand basin and WC.

Externally, the property benefits from off-road parking within the residents' car park.

### **Location**

The apartment is conveniently located in the centre of Hamble village, with a range of local shops, pubs, restaurants and amenities right on the doorstep. Hamble is also well known for its three marinas, riverside walks and attractive village setting, making this an ideal home for those looking to enjoy village life while remaining well connected.

EPC- C

Council Tax - C

Holding Deposit - £300.00

5 Week Deposit - £1500.00

### **Additional Information**

The property benefits from gas central heating.

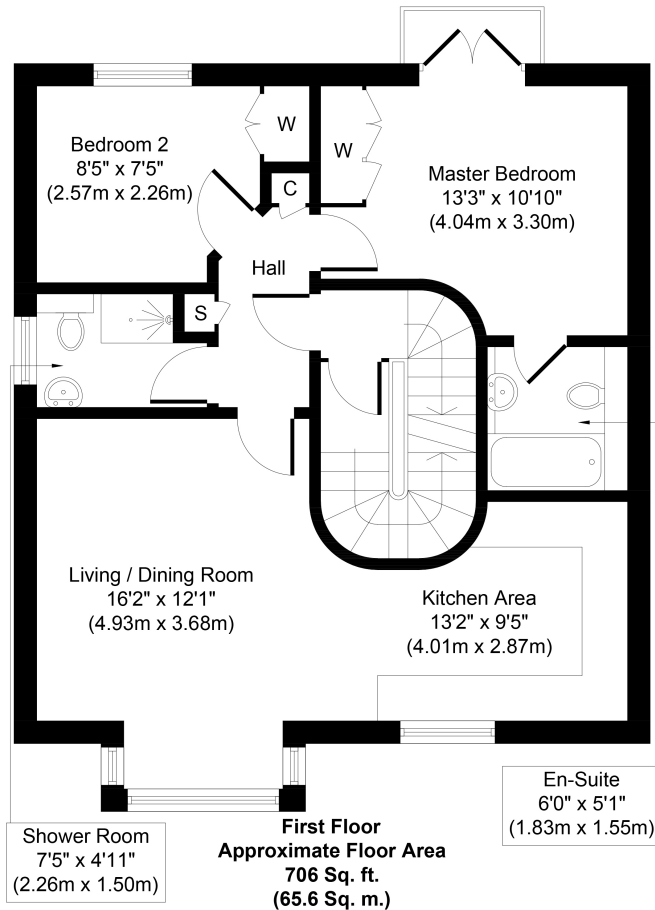
### **Broadband**

Fibre to the cabinet broadband, also known as a part-fibre connection, is available in the area, with estimated download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. This information has been taken from the Openreach website.

### **Services**

The property is connected to mains gas, water, electricity and drainage.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92+) <b>A</b>                                     |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   | 78      | 78                      |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC |

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