



St. James Road, SO15 5FB

Stanford
Est 2005

Per Month
£1,400 Per



While every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

Shirley is a well-located and practical suburb just west of the city centre of Southampton, offering a strong mix of convenience and community feel. It has a lively high street with a wide range of shops, including supermarkets, independent stores, cafés, and everyday services, making it easy to meet daily needs locally. The area is well connected by public transport and close to green spaces, while also offering a variety of housing and good access to schools. Overall, Shirley stands out as a convenient, diverse, and accessible place to live with a balanced urban-suburban lifestyle.

Other Information

Local Council: Southampton City Council
Council Tax Band: A - £1,587.65 (2026/2027)
EPC: D (61)
Heating: Gas Central Heating
Glazing: Double Glazing
Available Date: Now
Parking: No Parking
No Pets & No Smokers

Tenancy Information

Holding Fee Tenancy Application -
The tenancy holding deposit is the equivalent of 1 weeks rent which indicates your intentions to proceed with renting the property. Once you have paid your holding fee, we will hold the property for satisfactory references to be sought for an initial period of 15 days from the date of receipt. We are able to extend the period of 15 days agreement deadline by mutual consent in writing should this be required, ie difficulties in obtaining references within the specified time by third parties. Should either you or your guarantors (if applicable) application be unsuccessful because you or any proposed joint tenant(s) change your or their mind(s) and withdraw, fail the rights to rent checks, take the tenancy within a reasonable timescale or fail

the referencing process due to the omitting of critical information i.e. adverse credit or misleading information then no monies will be refunded to you.

Security Deposit -

Before your tenancy commences you will be required to make a security deposit equivalent to one month's rent (This may vary dependent on landlords specific instructions or tenants personal circumstances but will be no more than 5 weeks rent). If the property is managed by Stanford Estate Agents then the deposit will be lodged with the (DPS) If the landlord manages the property they will be responsible for the lodging of any deposit with an appropriate and government accredited custodial scheme.

Late Rent Payment Charges -

A default fee is payable for late payment of rent. This rate is 3% above the Bank Of England's base rate and may only be applied once the rent has been outstanding for a period of 14 days from the rent due date.

Lost Keys/ Entry Devices-

There will be a reasonable charge for the replacement of lost keys or other security devices. In the event of an out of hours call out for the replacement or re-entry of the property, again reasonable charges and costs will be made for this.

Early Termination Of Tenancy -

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Tenancy Agreement Changes -

Changes to the tenancy agreement at the tenants request will be charged at no more than £50 inclusive of VAT.

Change Of Share/Tenant -

At the tenants request a charge of £50 inclusive of VAT per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Stanford Estate Agents Ltd are members of The Property Ombudsman Scheme and Client Money Protect - 2026