



0
Bedroom

1
Bathroom



et's Rent & Let's Sell Southampton are pleased to offer this newly refurbished studio apartment located at Shaftesbury Avenue, Southampton, SO17.

The property has been finished to a lovely standard throughout and benefits from brand new carpets/flooring, a brand new modern kitchen, newly fitted bathroom, and a new boiler. Offered unfurnished, this studio would be ideal for a single professional or student looking for a fresh, modern home in a convenient Southampton location.

Shaftesbury Avenue is well positioned for access to Southampton Common, Portswood, Bedford Place and Southampton City Centre, with a range of shops, cafes, restaurants and public transport links nearby. The location also offers good access to the University of Southampton, Southampton Central Station and major road links in and out of the city.

The property also benefits from off-road parking available on a first

come, first served basis.

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

02380 434448

Brand New Studio Apartment – Shaftesbury Avenue, Southampton – Available Unfurnished

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Key Features:

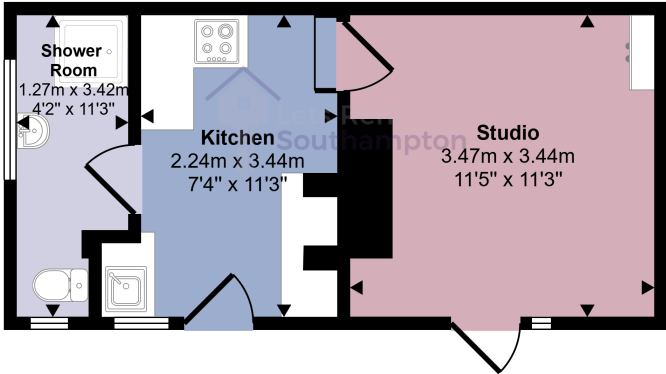
- Brand new studio apartment
- Fully refurbished throughout
- Brand new kitchen
- Newly fitted bathroom
- Brand new carpets/flooring
- New boiler
- Offered unfurnished
- Off-road parking, first come first served
- Excellent access to local amenities and transport links

Additional Information:

- EPC Rating: TBC
- Council Tax Band: A
- Holding Deposit: £219.00
- Security Deposit: £1,096.00

Don't miss out on this fantastic newly refurbished studio apartment in a popular Southampton location. Contact Let's Rent & Let's Sell Southampton today to arrange a viewing.

Approx Gross Internal Area
 25 sq m / 268 sq ft



Studio

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)

6 Shaftesbury Avenue
SOUTHAMPTON
SO17 1SA

Energy rating

C

Valid until:

15 November 2032

Certificate number:

6046-2901-2175-6618-2789

Property type

Residential Spaces

Total floor area

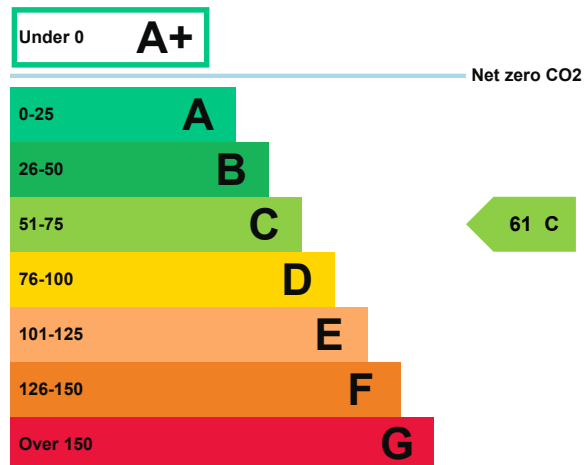
182 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

36 B

If typical of the existing stock

142 F

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	25.74
Primary energy use (kWh/m ² per year)	211

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4365-2009-2776-3136-1749\)](#).

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	02381661988
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

Employer	Allinonesurveys Ltd
Employer address	The Works, 55 Millbrook Road East, Southampton SO15 1HN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 September 2022
Date of certificate	16 November 2022