



8A BROADLANDS ROAD
SWAYTHLING
Hampshire, SO17 3AR

£895 PCM

goadsby.com

ONE BEDROOM
TOP FLOOR FLAT,
WALKING
DISTANCE TO
SOUTHAMPTON
UNIVERSITY. FOR
STUDENTS OR
PROFESSIONALS

- One bedroom flat
- Furnished
- Close to Southampton University
- First floor
- EPC Rating - Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		74
F	(21-38)	62	
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Reference: 1092890

Deposit Amount: £1,032

Council Tax: Band A

Furnishing: Furnished

Heating Type: Electric

Parking: Permit Parking via Southampton City Council

Utilities:

- Mains Supply Electricity
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



One bedroom first floor, furnished flat, in Swaythling.

The property consists of fitted kitchen with white goods, double bedroom (double bed, mattress, bedside table, desk, and wardrobe included), reception room (sofa, dining table and chairs and coffee table included) and fitted shower room.

Further benefits include double glazing, being close to local amenities and transport links and electric heating.

On street permit parking is available subject to approval via Southampton City Council.

Please note, the marketing photos for this property were taken before the current tenancy commenced.



TOTAL FLOOR AREA: 393 sq ft. (36.5 sq.m.) approx.
This Floor Plan is for guidance only and is NOT to SCALE.
Made with MetreX (2022)

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

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