



33 YORK ROAD  
SHIRLEY  
Hampshire, SO15 3GJ

£1,150 PCM

[goadsby.com](https://goadsby.com)

# BRAND NEW ONE BEDROOM MASONETTE IN THE PRIME LOCATION OF SHIRLEY.

- Brand new one bedroom maisonette
- Unfurnished
- Bright and airy
- Shirley
- EPC Rating - Band C



Energy Efficiency Rating	
How energy efficient is your current estate?	
A	
B	
C	73
D	73
E	
F	
G	
How energy efficient is your potential estate?	
England, Scotland & Wales	

Reference: 1181652

**Deposit Amount:** £1,326

**Council Tax:** TBC by local council - Please make preparation to put money aside for any back dated council tax from move in date.

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** On Street

**Utilities:**

- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://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](http://www.gov.uk/check-long-term-flood-risk)

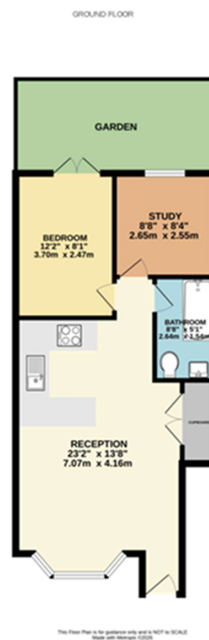
Brand new, one bedroom, ground floor maisonette in the popular area of Shirley.

The property comprises an open plan kitchen/living area with a large storage cupboard, modern bathroom with shower over bath, bedroom with doors leading out onto the private garden, and an additional versatile room that can be utilised as a study, dressing room or reception.

Offered on an unfurnished basis. Please note, white goods are not included in the kitchen.

Further benefits include, on street parking with the option to rent a garage for an additional £60pcm.

For further information and to book a viewing, call Goadsby Estate Agents in Southampton.



**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.

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