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9  
Spenser Close  
Warsash  
Southampton  
SO31 9GR

 **Chambers**  
Sales and Lettings

**01329665700**

**Stubbington**

# 9 Spenser Close Warsash Southampton SO31 9GR

£1,450 PCM



This well-presented two-bedroom bungalow is available to rent from early January. The accommodation comprises an entrance hall, modern kitchen, lounge, two bedrooms and a refitted bathroom. Further benefits include a large driveway, garage and rear garden. The property is ideally located within walking distance of the local village, schools and Warsash Common.

## Brief Agency Fees

Rent £1,450.00

Deposit £1,673.07

Holding Deposit £334.61

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

## Bedroom 2

## Bathroom

## Garage

## Property Information

Council Tax: C

### Utilities:

Electric: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

To find out information about the mobile services and broadband, please visit the OFCOM website.

Parking: Driveway parking

Flood risk: Very Low

Fees which may apply during your tenancy:

\* Lost/stolen/replacement keys - £60

\* Any amendments or variations to the tenancy agreement - £50

\* Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.

All tenancies are granted subject to status!

To find out more information about the mobile services and broadband, please visit the OFCOM website.

## Kitchen

## Lounge

## Bedroom 1

