



FLAT 4, PEMBROKE HOUSE  
BEDFORD PLACE  
Hampshire, SO15 2DD

£1,395 PCM

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

# GROUND FLOOR TWO BEDROOM APARTMENT BENEFITTING FROM TWO ALLOCATED PARKING SPACES

- Two bedroom apartment
- Unfurnished
- Ground floor
- Two parking spaces
- EPC Rating - Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100	79	79
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Energy Passports	

Reference: 724629

**Deposit Amount:** £1,609

**Council Tax:** Band A

**Furnishing:** Unfurnished

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

**Parking:** Allocated Parking Space x2

**Utilities:**

- Mains Supply Electricity
- 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:** Very Low. 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)



Ground floor two bedroom apartment.

This is a rare opportunity to rent this apartment set in the popular area of Bedford Place, Southampton.

Internally the apartment comprises of entrance hallway, fully fitted kitchen with integrated appliances open plan to the living room, a modern bathroom with shower over bath and two double bedrooms.

Wooden flooring is laid throughout and features include gas central heating, double glazed sash windows and a communal hallway.

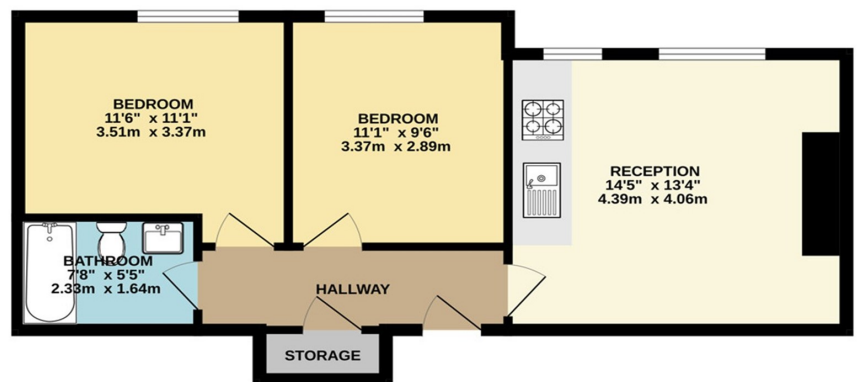
The property is set within a gated development and benefits from two allocated parking spaces.

Viewing is highly recommended to appreciate the accommodation on offer.

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

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

**GROUND FLOOR**



**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. The Floor Plan is for guidance only and is NOT to SCALE. 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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