



 0
Bedroom

 1
Bathroom



Let's Rent are pleased to present this modern, self-contained studio apartment on Northam Road, Southampton, SO14. Available now with most bills included (gas, water, and council tax), this stylish studio offers practical living with a full-size cooker and a separate bathroom—perfect for hassle-free urban life.

Location perks include:

A vibrant neighborhood in Northam near St Mary's Stadium, ideal for football fans and city lovers alike.

Londis convenience store (Esso Northam) on the doorstep for quick essentials and basic services.

Easy access to major shopping hubs like West Quay and Marlands, plus a host of local independent shops for everyday finds.

Excellent public transport with Bluestar routes such as X7 and 14, plus

a short walk to Southampton Central Station.

Note: No parking included, and vehicle access on Northam Road is restricted—great for those who prefer walking, cycling, or public transit.

Perfect for: Students, professionals, or anyone seeking a low-maintenance,

Woolston, | enquiries@letsrentsouthampton.co.uk

02380 434448

**** Let's Rent are pleased to present this modern, self-contained studio apartment on Northam Road, Southampton, SO14 – available now with bills included (gas, water, and council tax), and please note: no parking.****

Apartment Overview

- A compact yet stylish studio offering practical living with a full-size cooker and a separate bathroom—designed for hassle-free comfort.
- Most bills are included, allowing for predictable budgeting and stress-free living.

Location Highlights

- Situated in **Northam**, a vibrant suburb on the western bank of the River Itchen, bordered by St Mary's, Bevois Valley, and Bitterne [Wikipedia](#).
- The iconic **St Mary's Stadium**, home to Southampton F.C., is within walking distance—great for football fans [Wikipedia 1](#).

Local Amenities

- **Londis convenience store (Esso Northam)** at 110 Northam Road is just steps away—perfect for groceries, snacks, ATM access, and PayPoint services [Londislocal.fedex.com](#).
- For broader shopping, the **West Quay** and **Marlands** shopping centres, along with Sainsbury's and Marks & Spencer, are easily reachable in the city centre [Yelp](#).
- A variety of independent shops, antiques outlets, and quirky retailers line the nearby streets, offering unique local character [RedditYelp](#).

Transport & Connectivity

- Excellent bus service via **Bluestar**, including routes like the **X7**, which serves Northam Road, providing regular access across Southampton [MoovitWikipedia](#).
- The **Bluestar 14** route stops at Northam (Princes Street), running between Southampton and Hedge End via Bitterne—ideal for commuting or exploring the wider area [Bluestar Bus](#).
- **Southampton Central Station** is approximately 1 km away—an easy stroll or short bus ride—connecting you to rail services across the region [Doogalsouthamptonfc.com](#).

Travel Considerations

- Be aware that **Northam Road (A3024)** is now classified as a **Restricted Access (Moving Traffic)** area, meaning general vehicle traffic is limited—so this property suits those relying on public transport, walking, or cycling [Southampton City Council](#).

Summary Rental Description

Let's Rent are pleased to present this modern, self-contained studio apartment on Northam Road, Southampton, SO14. Available now with most bills included (gas, water, and council tax), this stylish studio offers practical living with a full-size cooker and a separate bathroom—perfect for hassle-free urban life.

Location perks include:

- A vibrant neighborhood in **Northam** near **St Mary's Stadium**, ideal for football fans and city lovers alike.
- **Londis convenience store (Esso Northam)** on the doorstep for quick essentials and basic services.
- Easy access to major shopping hubs like **West Quay** and **Marlands**, plus a host of local independent shops for everyday finds.
- Excellent **public transport** with Bluestar routes such as **X7** and **14**, plus a short walk to **Southampton Central Station**.
- Note: **No parking** included, and vehicle access on Northam Road is restricted—great for those who prefer walking, cycling, or public transit.

Perfect for: Students, professionals, or anyone seeking a low-maintenance, centrally-located living solution with predictable costs and excellent connectivity.

Let me know if you'd like to tweak the tone, add rent details, or highlight additional amenities—I'm happy to help further!



Energy performance certificate (EPC)

Flat 9
123 Northam Road
SOUTHAMPTON
SO14 0QH

Energy rating

D

Valid until: **15 June 2030**

Certificate number: **0977-2802-7760-2490-4741**

Property type

Top-floor flat

Total floor area

13 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Flat rate charging, no thermostatic control of room temperature	Very poor
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 595 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
 - Dwelling may be exposed to wind-driven rain
-

How this affects your energy bills

An average household would need to spend **£329 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £44 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 2,261 kWh per year for heating
 - 1,611 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 1.3 tonnes of CO₂

This property's potential production 1.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£44

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
 - Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
 - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
 - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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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	Mitesh Patel
Telephone	07515 810632
Email	metzpatel@goeco-energy.co.uk

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/003032
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 June 2020
Date of certificate	16 June 2020
Type of assessment	RdSAP
