



316 Hinkler Road, Southampton



## An exceptionally spacious, ground floor, one bedroom apartment with a private patio courtyard.

### The Property

Situated in Thornhill, this well-presented and sizable one bedroom apartment is finished to a high standard and has been fully redecorated throughout. The front door opens into a welcoming entrance hall, benefiting from two large storage cupboards, which leads through to the open plan kitchen and living space. The modern kitchen is well fitted with a good range of floor and wall mounted units, electric oven and hob, and space/plumbing for a dishwasher or washing machine, while the hard flooring naturally separates the space from the carpeted sitting area.

Off the entrance hall is the good-sized bathroom with shower over and modern white suite, alongside the large double bedroom, coming equipped with large built-in wardrobe and French doors opening to the private rear courtyard. The apartment is serviced by an air source heating system. No pets permitted.

## Flat 11, 316 Hinkler Road, Southampton, SO19 6DF

Rent  
£1,000 PCM



### Features

- Well presented
- Double bedroom
- Modern bathroom
- Built-in storage
- Air source heating
- Contemporary finish
- Open-plan kitchen and sitting room
- Private courtyard
- Fully redecorated
- No pets permitted

### Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

### EPC Rating

C (80)

### Outgoings

Council Tax: Southampton £1,587.65 (2026/27) Band A

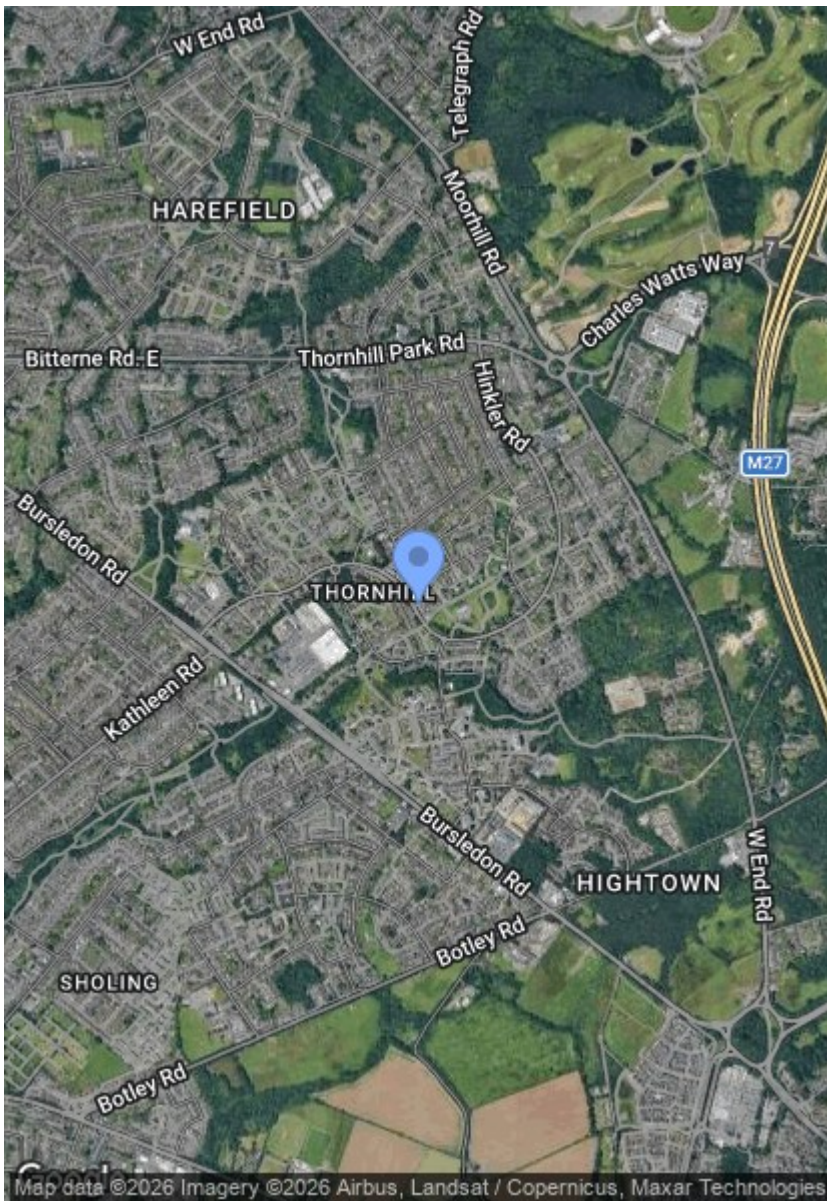
### Size

422.00 sq ft

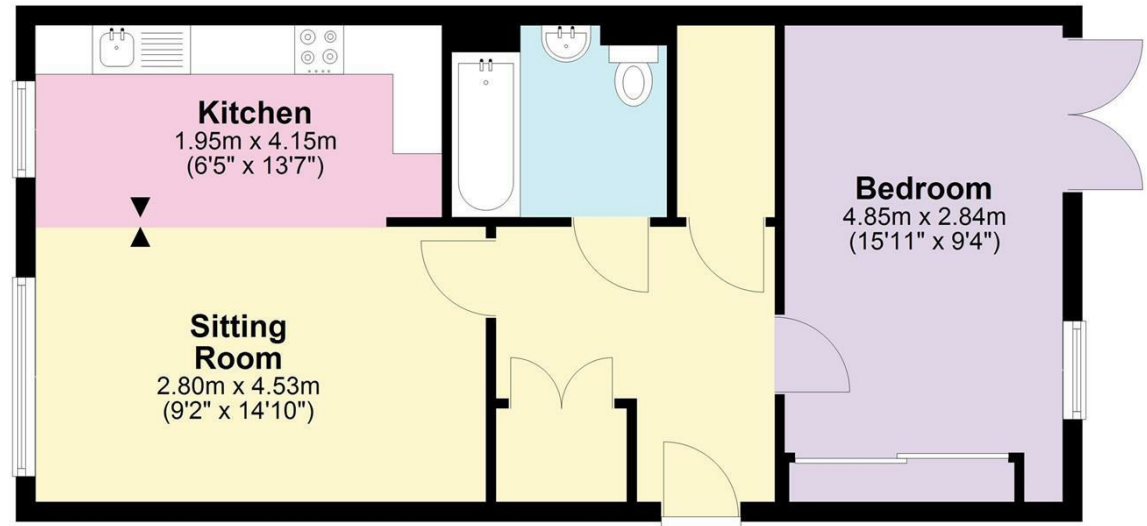
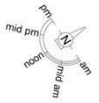
### Location

Thornhill is conveniently located, offering a wide range of local shopping and retail amenities within walking distance, while Southampton city centre and West Quay are within easy reach to offer a broader selection of retail and leisure conveniences. There are excellent bus services to Southampton General Hospital, Central Railway Station, Romsey and Totton, while for commuters the road network links quickly onto the M27, M3 towards London and the M271 with its links to the West and the New Forest.





## Ground Floor Flat



Total area: approx. 39.3 sq. metres (422.8 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.

Measured and drawn to RICS guidelines

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