



1

Bedroom



1

Bathroom





A fantastic opportunity to rent this bright and well-presented 1-bedroom top floor apartment located in the desirable area of SO18, within Mill House, a quiet residential development in Southampton.

Situated just a short distance from the River Itchen, this property offers access to scenic riverside walks, making it ideal for those who enjoy the outdoors. The area also benefits from excellent local amenities including shops, cafés, pubs, and nearby supermarkets, with easy access to Bitterne, Woolston, and Southampton city centre.

Transport links are strong, with nearby access to the M27 and public transport routes into the city and beyond.

## TO LET – 1 BEDROOM TOP FLOOR APARTMENT – MILL HOUSE, SOUTHAMPTON SO18

**Available Now | Sought-After Location | Top Floor | First-Come, First-Served Parking | Near River Walks**

A fantastic opportunity to rent this **bright and well-presented 1-bedroom top floor apartment** located in the desirable area of **SO18**, within **Mill House**, a quiet residential development in **Southampton**.

Situated just a short distance from the **River Itchen**, this property offers access to **scenic riverside walks**, making it ideal for those who enjoy the outdoors. The area also benefits from excellent local amenities including shops, cafés, pubs, and nearby supermarkets, with easy access to Bitterne, Woolston, and Southampton city centre.

Transport links are strong, with nearby access to the M27 and public transport routes into the city and beyond.

### **Key Features:**

- Spacious **1-bedroom top floor apartment**
- Located in a well-maintained purpose-built block
- **Parking available** on a **first come, first served** basis
- **Close to the River Itchen** – ideal for walks and outdoor activities
- Bright living space with views from the top floor
- Walking distance to local shops and amenities
- Easy access to city centre, Bitterne & motorway links
- **Available now**

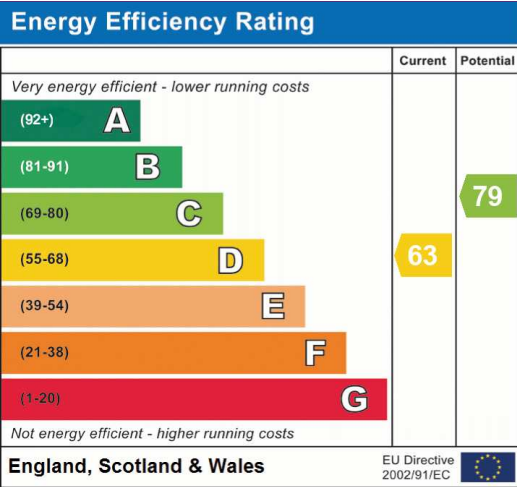
### **Accommodation Includes:**

- Open-plan **living/dining area**
- Well-proportioned **double bedroom**

- Clean, modern **bathroom**

## **Rent & Terms:**

- **Monthly Rent:** £950.00
- **Deposit:** £1096.00
- **Holding Deposit:** £219.00
- **Tenancy:** Minimum 6-month term
- **Council Tax Band:** A
- **EPC Rating:** D



Address: 3 Mill House, SO18



# Energy performance certificate (EPC)

3Flat 3 Mill House  
Mansbridge Road  
West End  
SOUTHAMPTON  
SO18 3HW

Energy rating

**D**

Valid until:

**3 October 2029**

Certificate number:

**0378-5960-7250-4461-3950**

Property type

Top-floor flat

Total floor area

43 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 79 <b>C</b> |
| 55-68 | <b>D</b>      | 63 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |



## 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                 | Timber frame, as built, insulated (assumed) | Good      |
| Roof                 | Pitched, 350 mm loft insulation             | Very good |
| Window               | Mostly double glazing                       | Average   |
| Main heating         | Room heaters, electric                      | Very poor |
| Main heating control | Programmer and appliance thermostats        | Good      |
| Hot water            | Electric immersion, standard tariff         | Very poor |
| 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 266 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## How this affects your energy bills

An average household would need to spend **£647 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 £269 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 1,957 kWh per year for heating
  - 1,523 kWh per year for hot water
-

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

---

This property produces 1.9 tonnes of CO<sub>2</sub>

This property's potential production 2.0 tonnes of CO<sub>2</sub>

---

You could improve this property's CO<sub>2</sub> 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. High heat retention storage heaters | £800 - £1,200             | £269                  |

### 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)
-



## 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 | Peter Orchard                                                          |
| Telephone       | 07966 876368                                                           |
| Email           | <a href="mailto:info@allinonesurveys.com">info@allinonesurveys.com</a> |

### 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/016974                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 3 October 2019        |
| Date of certificate    | 4 October 2019        |
| Type of assessment     | <a href="#">RdSAP</a> |

---