



HUNTERS[®]
HERE TO GET *you* THERE



Vespasian Court, 52 Vespasian Road, Southampton Per Annum £1,150 Per Annum



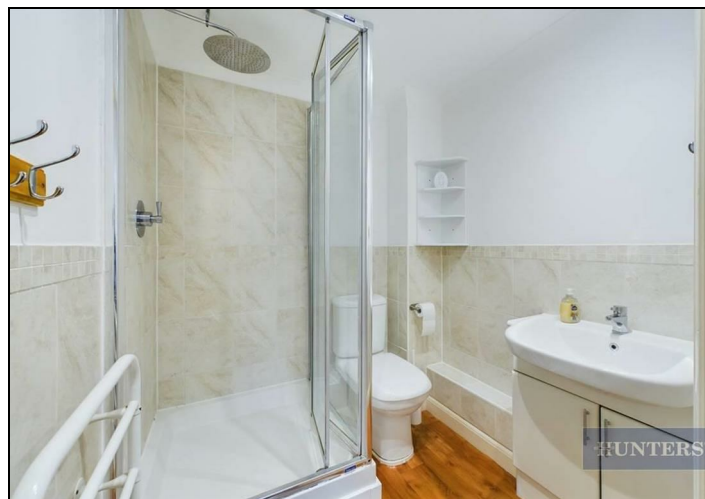
This wonderful two double-bedroom apartment offers prospective tenants a well sized accommodation positioned by the waterfront. Entering the apartment, you are met with an open hallway leading to all rooms on offer. The reception room boasts a superb living space which leads to a modern kitchen, supplying fully fitted ample storage and worktop surface space. The principal bedroom is benefitted by its own built-in wardrobes and an ensuite shower room. The second bedroom is also a sizeable double which also overlooks the communal area and river. A three-piece family bathroom also services the apartment. The apartment comes with allocated residents parking, telephone/fob entry systems and views of Itchen River.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



KEY FEATURES

- Two bedroom apartment
- Two bathrooms, one with Ensuite to principle bedroom
 - Off road residents parking
- Very well presented first floor apartment
 - Waterside property
 - 0.4 mile walk to Bitterne Station
- Holding deposit £288.46 (based on advertised rent)
- Full security deposit £1,442.30 (based on advertised rent)
- Council tax: C, £1,829.65 (taken from Southampton City Council website)
 - EPC: D (66)







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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