



HUNTERS[®]
HERE TO GET *you* THERE

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Ranelagh Gardens, Southampton

Per Calendar Month £2,100 Per Calendar Month

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Presenting to the market this five bedroom house situated in Ranelagh Gardens. The property is ideal for students or professionals, is well presented throughout and offered fully furnished. This house comprises entrance hall, W/C, kitchen/diner, utility room and bedroom on the ground floor. The first floor has a large lounge and bedroom with en-suite facilities. Upstairs comprises of a further three bedrooms and bathroom. There is off road parking and excellent transport links.

The tenancy entered into is an AST (assured shorthold tenancy) where each tenant and chosen guarantor is joint and severally liable for the duration for the tenancy.

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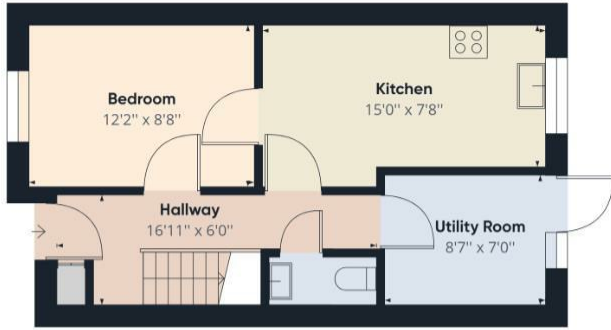


KEY FEATURES

- Student house
- Five double bedrooms
- Bathroom on second floor, additional en suite to one bedroom
- Gas central heating & double glazing
- Spacious lounge
- Bills included package is an optional extra
- Council tax: Exempt for full time students
 - EPC: D (64)



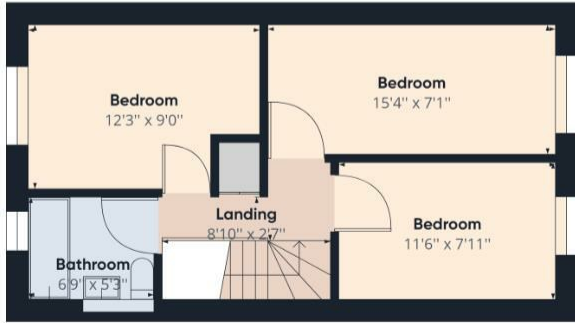




Ground Floor



Floor 1



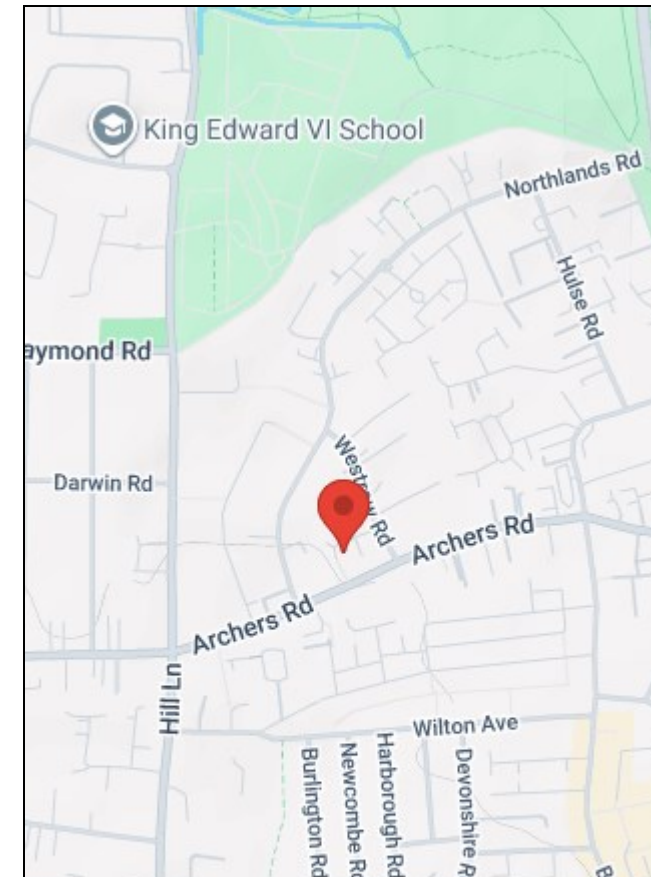
Floor 2

Approximate total area⁽¹⁾
1203.18 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
	72
62	

Very energy efficient - lower running costs

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(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

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(92 plus) A

(81-91) B

(69-80) C

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Not environmentally friendly - higher CO₂ emissions

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