



Ranelagh Gardens

Southampton, SO15 2TH

£2,860 Per Calendar Month



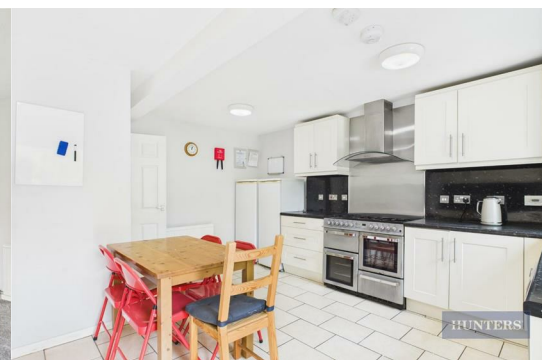
****5 BED TOWNHOUSE FOR STUDENTS**** Opportunity for a student group to secure a modern five bedroom house with Ranelagh Garden, close to Archers Road.

The property is only a short walk to Bedford Place and local transport links to University of Southampton & Solent University.

This house offers a group five double bedrooms, well sized reception, a modern shower room on the first floor and three piece bathroom on the second floor (shower over bath).

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

Bills included is an optional extra that can be discussed with the agent on viewing the house. The package is offered by a third party and is not included within the tenancy agreement or a service offered by the landlord directly.



A map of Southampton, UK, showing the location of Royal South Hants Hospital. The map includes labels for St James Rd, Shirley, The Avenue, Bevois Valley, and St Mary's. A red pin marks the hospital location. The text 'THE POLYGON' and 'Southampton' are also visible.

Floor 1

Bedroom: 11'0" x 11'0"
 Bedroom: 11'0" x 11'0"
 Living Room: 11'0" x 11'0"
 Dining Room: 11'0" x 11'0"
 Kitchen: 11'0" x 11'0"
 Bath: 5'0" x 5'0"
 Hallway: 5'0" x 5'0"
 Entry: 5'0" x 5'0"
 Porch: 5'0" x 5'0"
 Garage: 11'0" x 11'0"

Floor 2

Bedroom: 11'0" x 11'0"
 Bedroom: 11'0" x 11'0"
 Living Room: 11'0" x 11'0"
 Dining Room: 11'0" x 11'0"
 Kitchen: 11'0" x 11'0"
 Bath: 5'0" x 5'0"
 Hallway: 5'0" x 5'0"
 Entry: 5'0" x 5'0"
 Porch: 5'0" x 5'0"
 Garage: 11'0" x 11'0"

Overall Dimensions: 32'0" x 32'0"

Approximate total area:
 1,200 sq. ft.
 1,200 sq. ft.

Bedroom:
 11'0" x 11'0"

Living Room:
 11'0" x 11'0"

Dining Room:
 11'0" x 11'0"

Kitchen:
 11'0" x 11'0"

Bath:
 5'0" x 5'0"

Hallway:
 5'0" x 5'0"

Entry:
 5'0" x 5'0"

Porch:
 5'0" x 5'0"

Garage:
 11'0" x 11'0"

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(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		
Score	74	89

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Score	74	89

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