



HUNTERS[®]
HERE TO GET *you* THERE

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Cromwell Road, Southampton

Per Calendar Month £1,650 Per Calendar Month

HUNTERS®

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****STUDENT PROPERTY**** The property is conveniently located less than one mile from Southampton train station and Southampton city centre. The house is suitable for students or professionals and comprises entrance hall, four bedrooms, lounge, kitchen, bathroom, cloakroom and rear garden. Permit parking is available.

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



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.

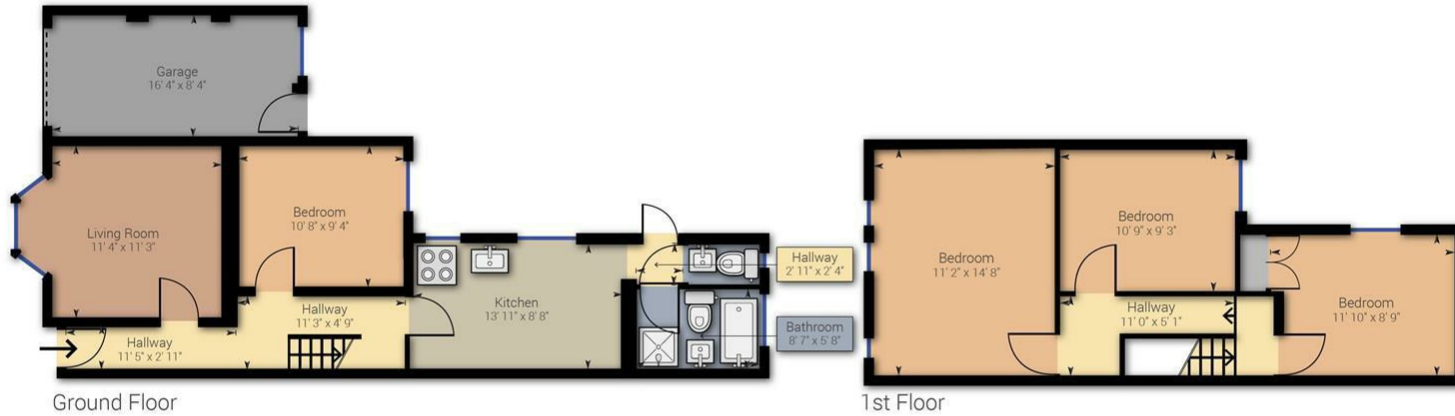


KEY FEATURES

- Student house
- Four double bedrooms
- 0.7 mile walk to Solent University
- 0.4 mile walk to Bedford Place shops & bars
- Off road permit parking, applied through Southampton City Council
- Holding deposit £380.76 (1,903.84)
 - EPC: D (65)
- Bills package available as optional extra, paid separately to the rent
- Council tax: Exempt for full time students



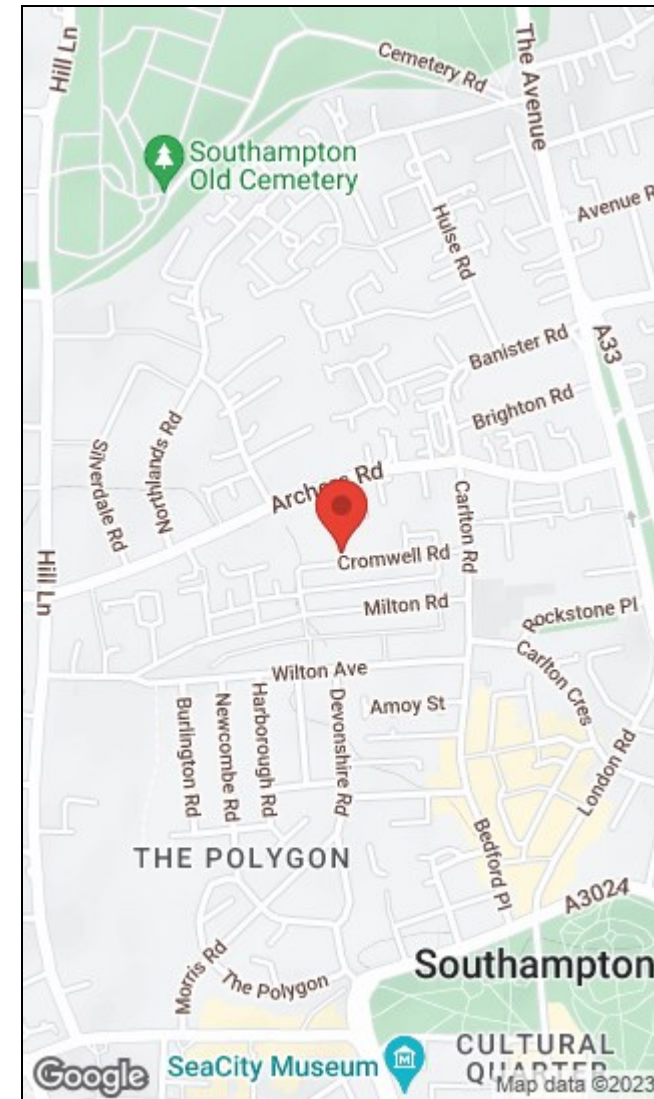




Approximate net internal area: 975.89 ft² (1115.31 ft²)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency 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			
		65	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	

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