



**HUNTERS®**  
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# Cromwell Road, Southampton

Per Calendar Month £1,650 Per Calendar Month



**\*\*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](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)

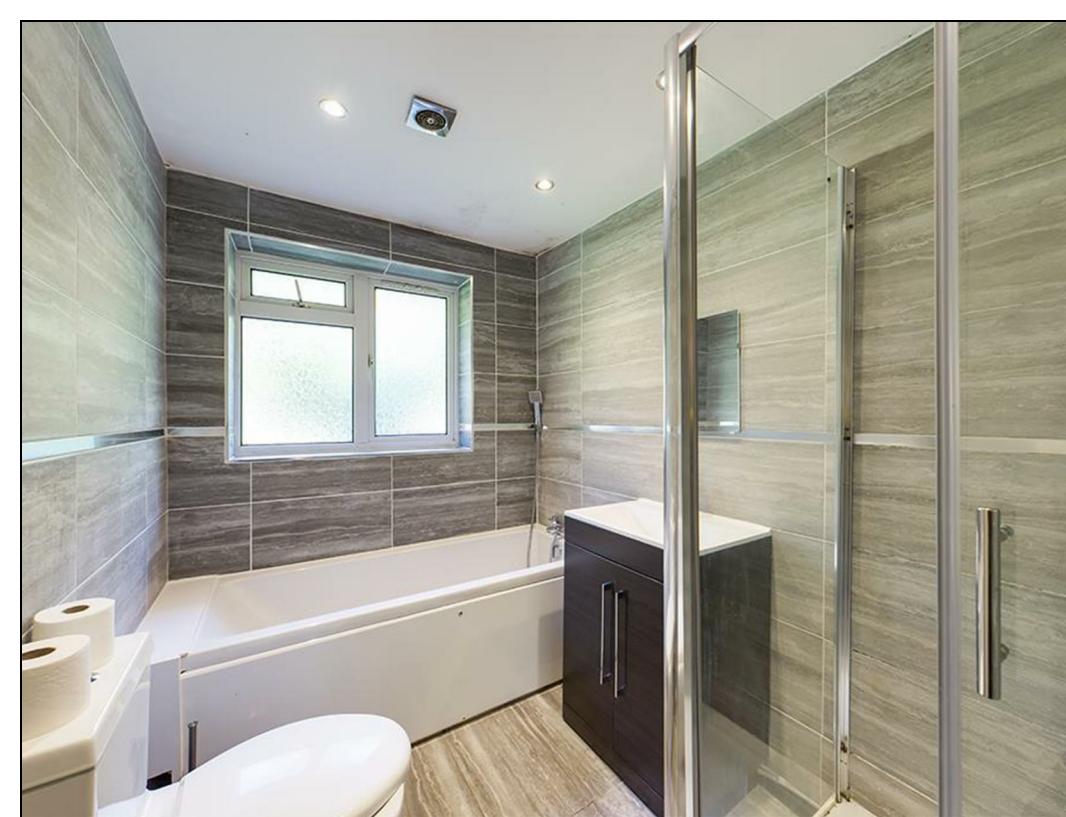


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## KEY FEATURES

- 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 (£,903.84)
  - EPC: D (65)
- Bills package available as optional extra, paid separately to the rent
- Council tax: Exempt for full time students



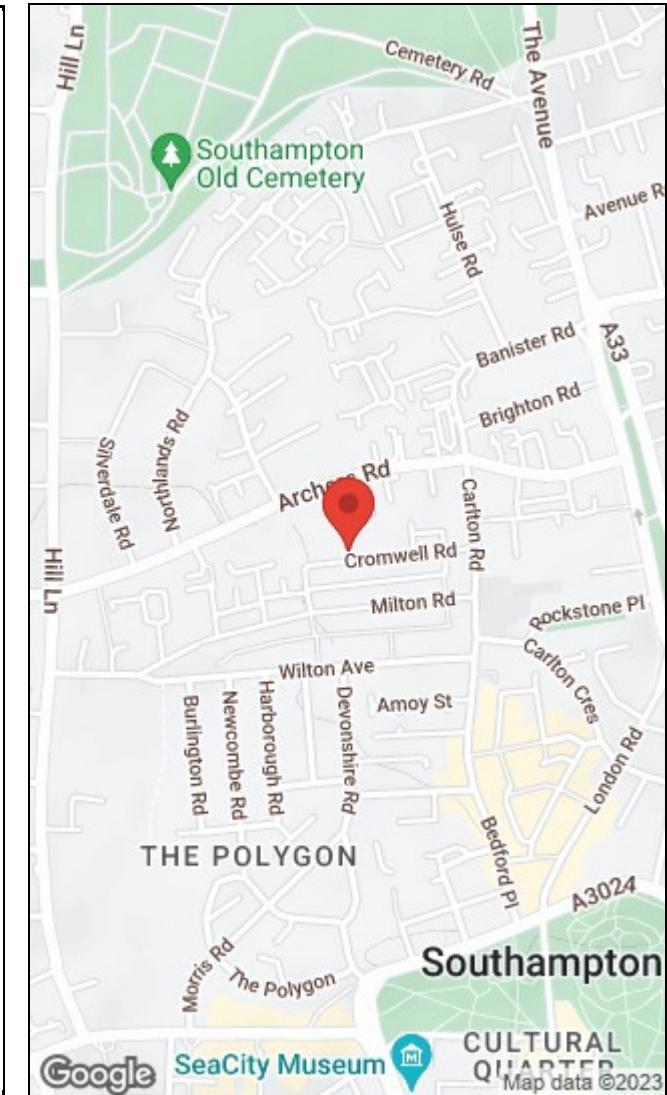




Approximate net internal area: 975.89 ft<sup>2</sup> (1115.31 ft<sup>2</sup>)

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		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales	EU Directive 2002/91/EC	82	65

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	82	65

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