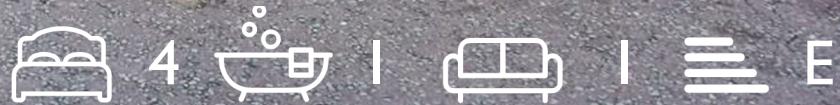




HUNTERS®
HERE TO GET *you* THERE



Newcombe Road, Southampton

Per Month £1,650 Per 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 and comprises four bedrooms, lounge, kitchen, bathroom and rear garden. Permit parking is applied through Southampton City Council.

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

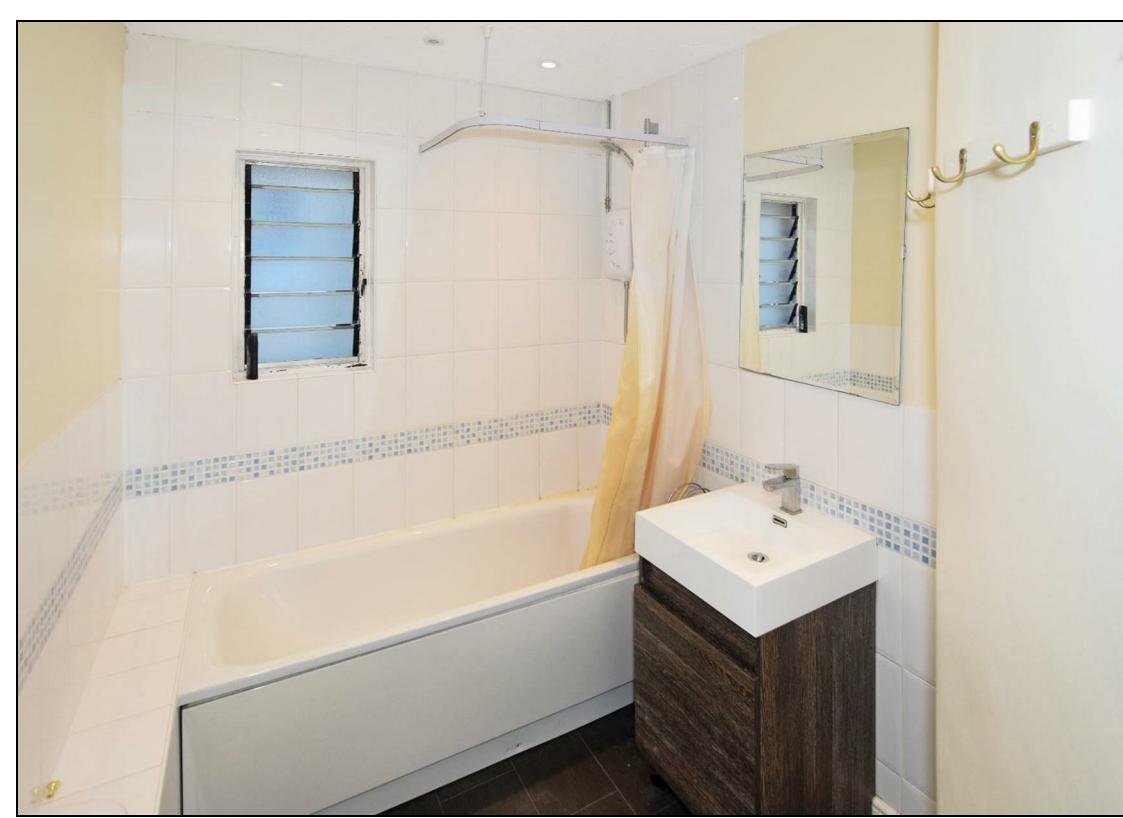


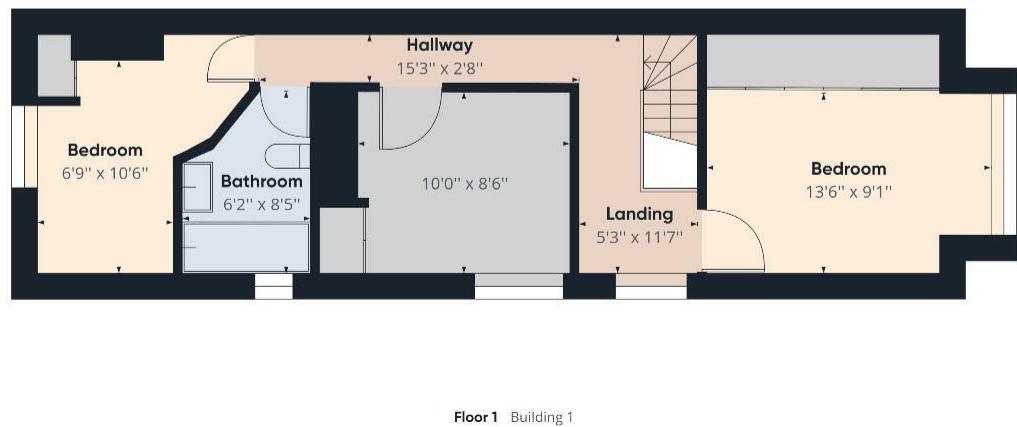
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with the written consent of Hunters Franchising Limited.

KEY FEATURES

- STUDENT PROPERTY AVAILABLE 1st JULY 2024
 - Four bedrooms that are all doubles
 - Virtual tour available below
 - Holding deposit £380.76 (£1,903.84)
 - Bills package available as optional extra, paid separately to the rent
 - EPC: E (51)
 - Council tax: Exempt for full time students







Approximate total area⁽¹⁾
967.06 ft²

Reduced headroom
12.66 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
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