



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Northcote Road, Southampton

## Per Calendar Month £2,100 Per Calendar Month



**\*\*STUDENT PROPERTY\*\*** New bathroom and WC.

We are pleased to offer for rent this furnished 4 bedroom student house. Located in Portswood and in close proximity to Southampton University, the accommodation consists of 4 bedrooms, modern fitted kitchen with white goods and bathroom. Benefits include double glazing, gas central heating and rear garden.

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.

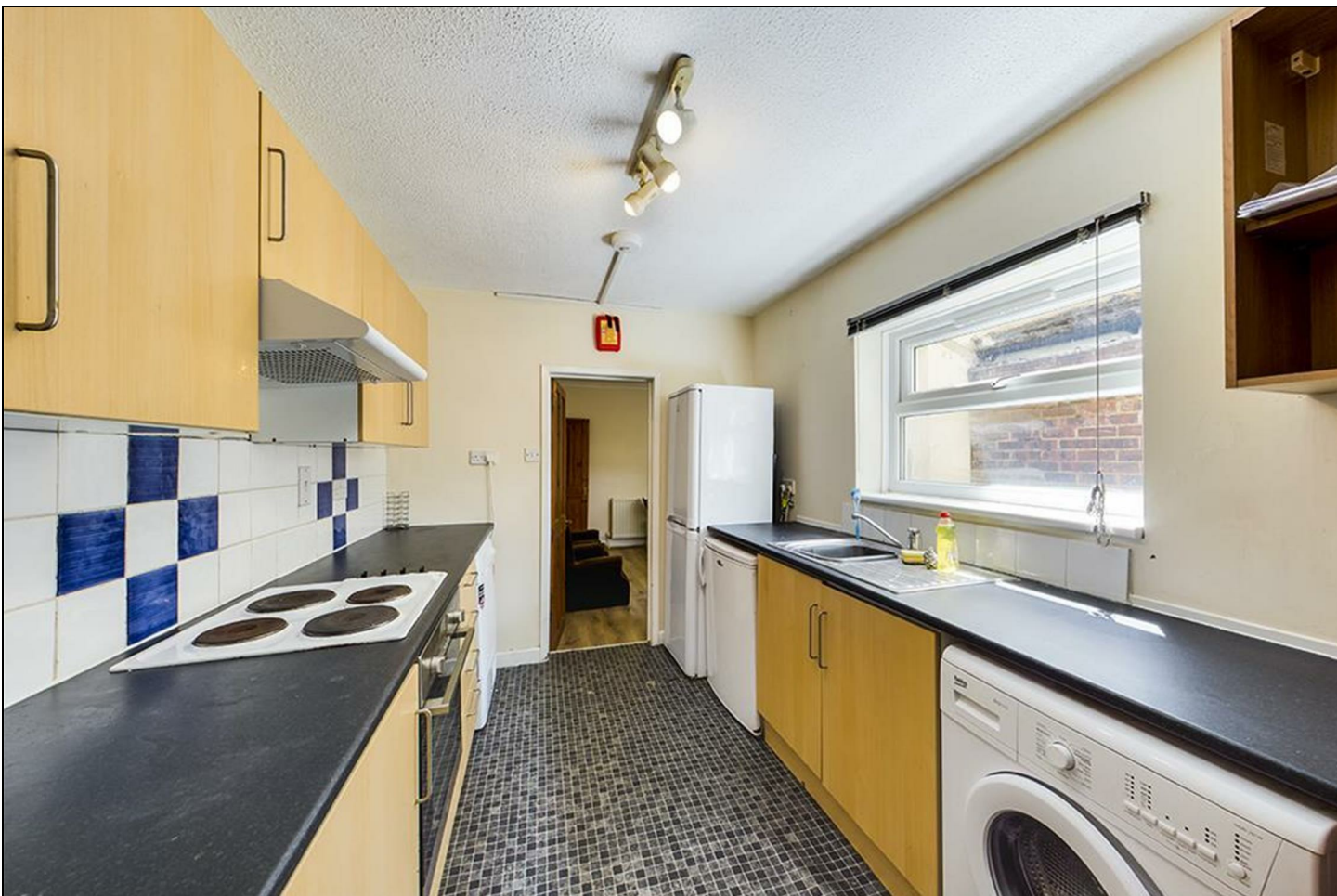
Bills included is an optional extra that can be discussed with the agent on viewing the house. The package is offered by a third party and is not included within the tenancy agreement or a service offered by the landlord directly.

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



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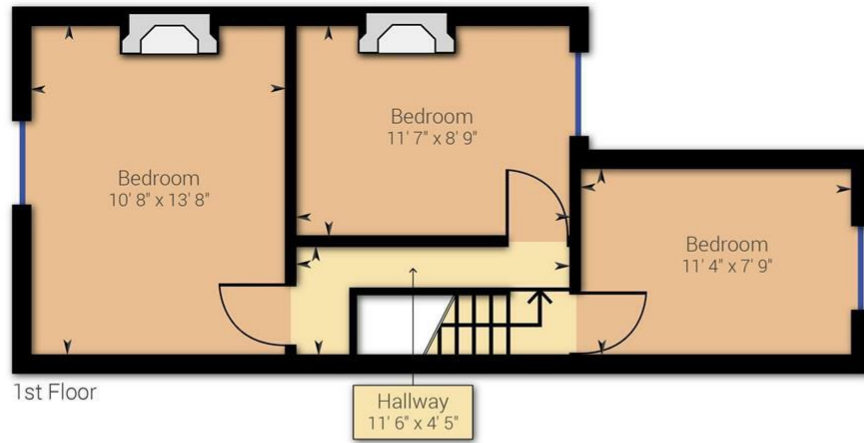
## KEY FEATURES

- STUDENT HOUSE
- Four double bedrooms
- Close to local amenities
- 0.5 mile walk to University of Southampton
  - EPC - D (68)
- Bills package available as optional extra, paid separately to the rent
- Council tax: Exempt for full time students





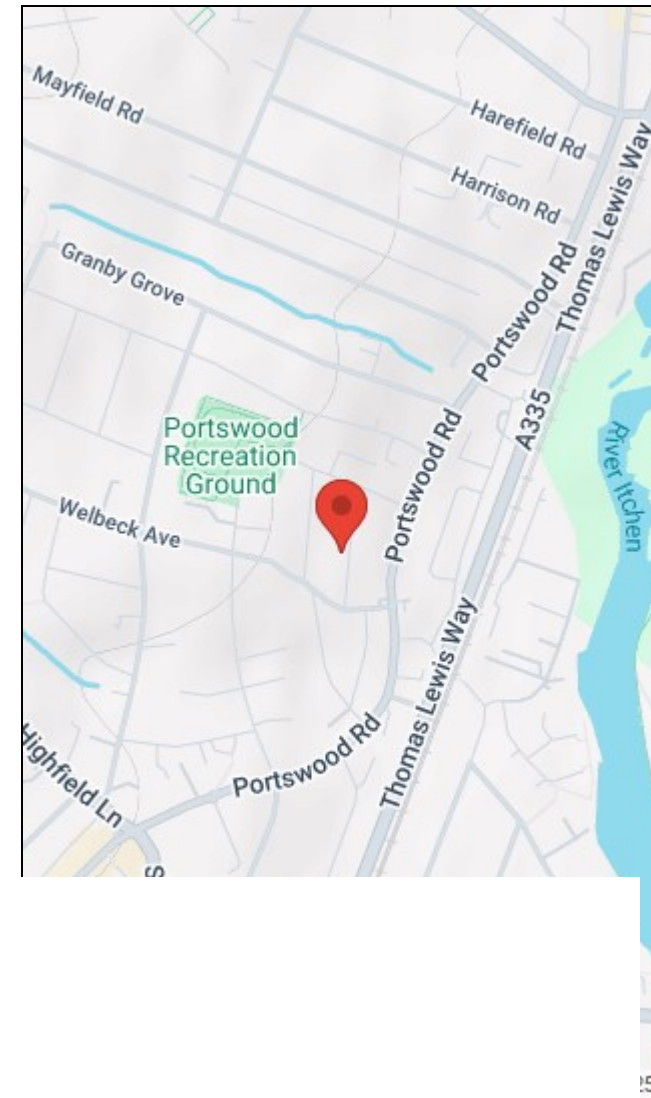




Approximate net internal area: 849.83 ft<sup>2</sup>

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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>85</b>			
		<b>68</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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