



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



# Maple House, Lingwood Close, Southampton, Hampshire

Per Calendar Month £975 Per Calendar Month



**\*\*MATURE STUDENTS CONSIDERED\*\*** We thoroughly recommend early viewing to appreciate both the accommodation and location offered with this two bedroom ground floor apartment situated in the popular residential area of Bassett. The property benefits from a lounge/dining room, a modern kitchen with integrated oven and hob, two double bedrooms, bathroom, cloakroom, gas heating system and double glazing throughout.

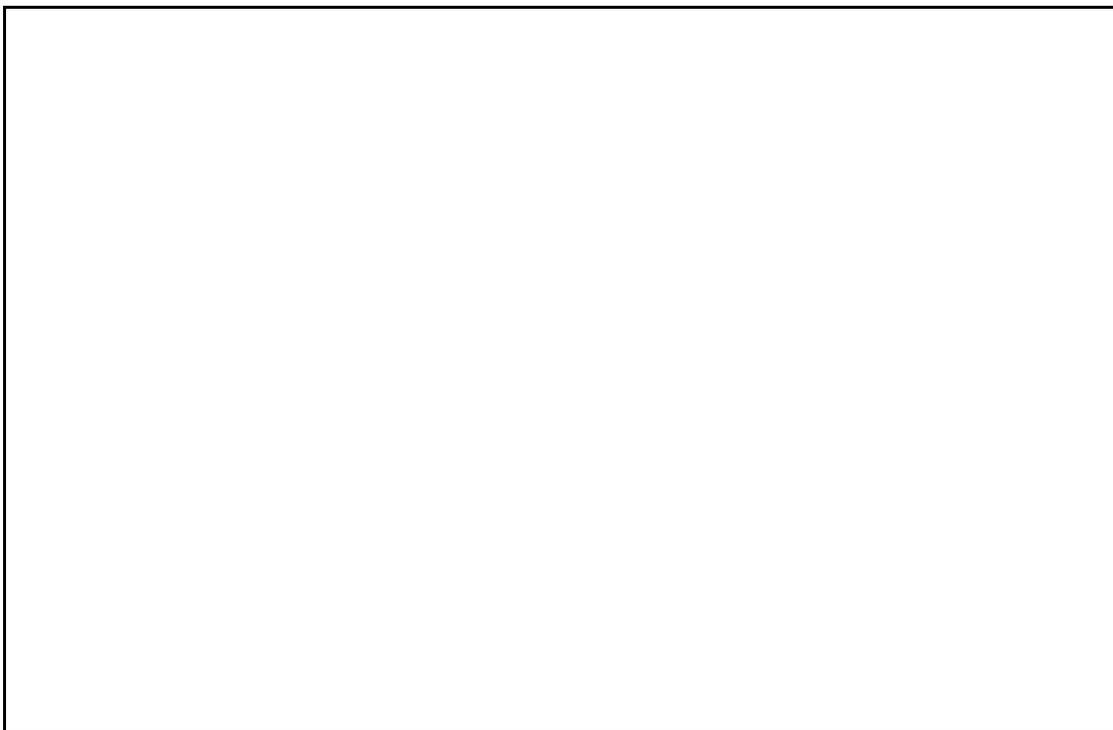
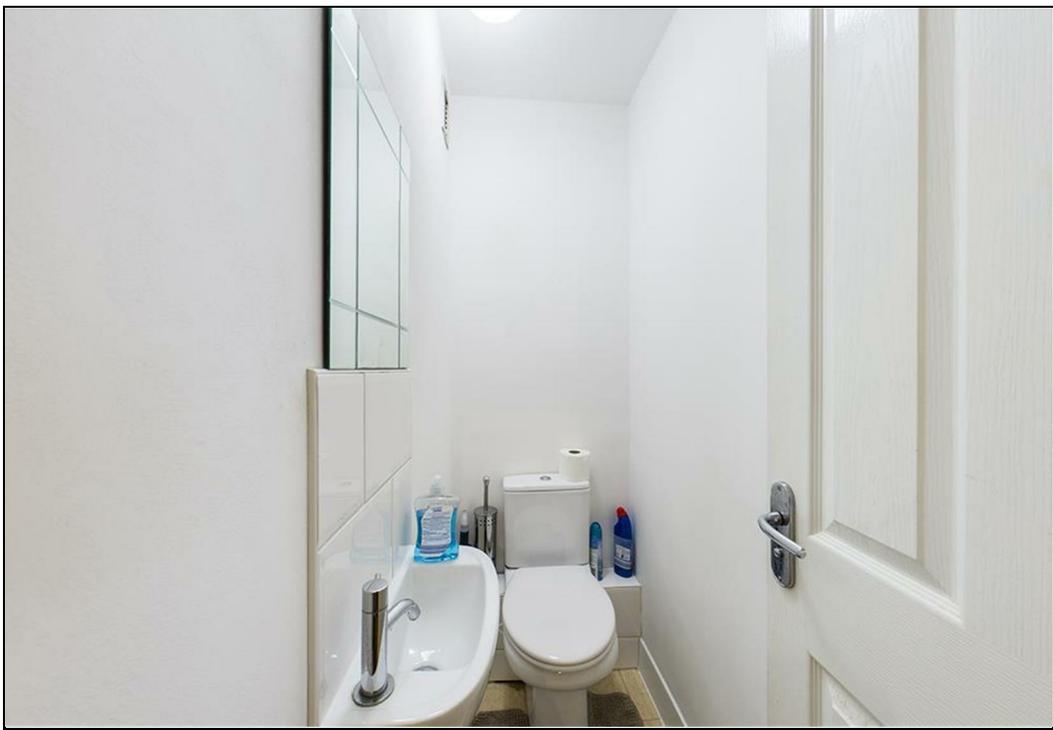
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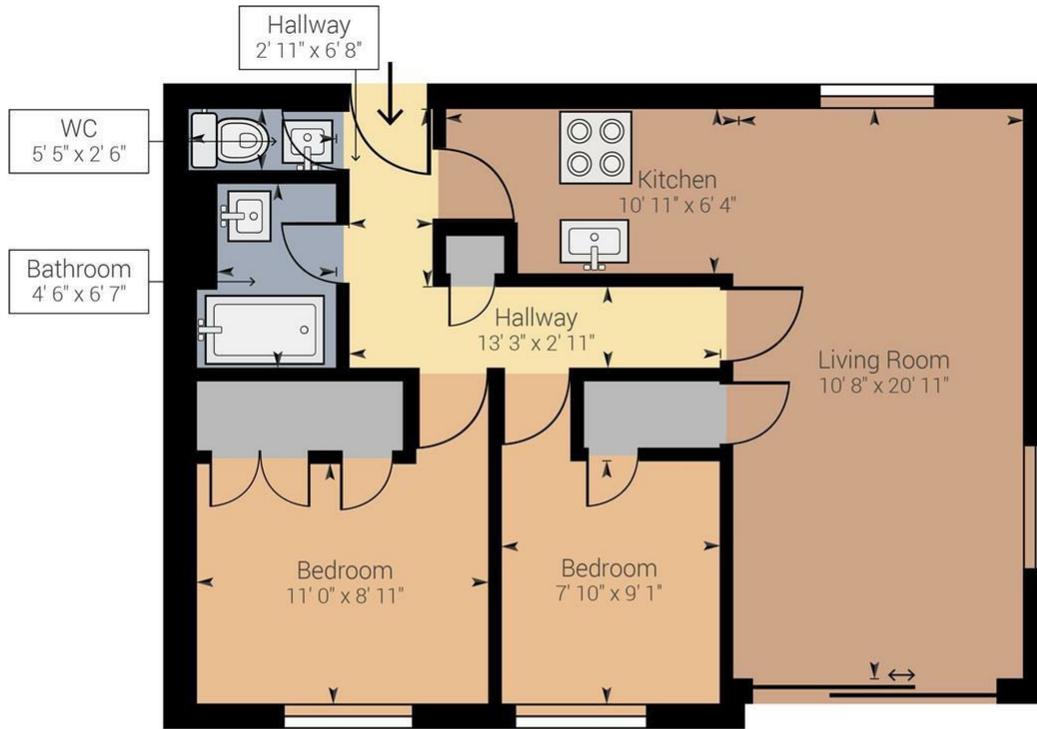


## KEY FEATURES

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
  - GARAGE
- QUIET RESIDENTIAL AREA
- WELL ESTABLISHED COMMUNAL GARDENS
- GROUND FLOOR PROPERTY
  - SECURE ENTRY SYSTEM
  - PATIO AREA
  - EPC: E

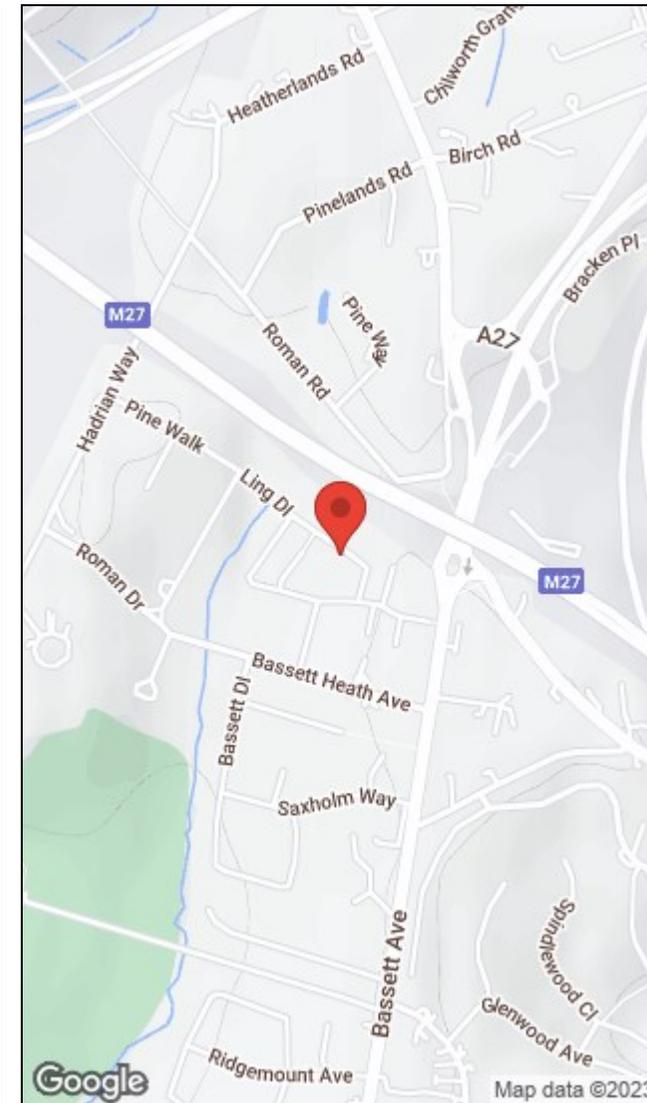






Approximate net internal area: 652.5 ft<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>86</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>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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