



5 Thornbury Avenue  
Southampton, SO15 5BQ



£950 PCM

Hull  
Gregson  
Hull

Hull  
Gregson  
Hull

# 5 Thornbury Avenue

Southampton, SO15 5BQ

- Long Term Let
- Ground Floor Apartment
- Private Garden
- Allocated Parking
- Available Now
- Spacious Living Space
- Pets Considered
- Close To Local Amenities
- Short Stroll To Town
- EPC = C





This GROUND FLOOR GARDEN APARTMENT with ALLOCATED PARKING SPACE is AVAILABLE NOW for LONG TERM LET. The property benefits from: a GENEROUSLY-SIZED LOUNGE with BAY WINDOW, double bedroom and enclosed PRIVATE GARDEN.

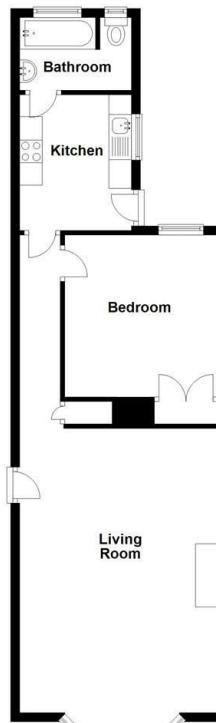
Stepping over the threshold, you find yourself in the spacious lounge with feature bay window. The sitting room measures an impressive 20'8" x 14'5" and centres on a feature fireplace with exposed wood flooring, character high ceiling with original coving and deep moulded skirting boards.

Moving through the apartment you'll next find the bedroom, the bedroom has the advantage of built-in storage and looks out onto the private garden. The kitchen sits to the back of the property, comprised of several white wall and base units, with a laminate wood effect worktop. The kitchen includes four ring gas hob and integrated electric cooker, and allows space for undercounter white goods and upright fridge-freezer. Completing the accommodation is the bathroom, consisting of white panelled bath with shower over, close coupled WC and wash hand basin.



Externally the property benefits from private parking as well as a delightful and well appointed garden which enjoys a good degree of privacy and a westerly aspect.

**Ground Floor**  
Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 58.4 sq. metres (628.3 sq. feet)

**Living Room**  
20'8" x 14'5" (6.3 x 4.4)

**Kitchen**  
9'10" x 7'6" (3 x 2.3)

**Bedroom**  
11'1 x 11 (3.38m x 3.35m)

#### Tenant Fee's

##### Pet Policy -

In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

**Holding Deposit (per tenancy)** — One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**Security Deposit (per tenancy. Rent under £50,000 per year)** — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

##### Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

##### Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs

of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

**Variation of Contract (Tenant's Request)** — £50 (inc. VAT) per agreed variation.

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**Change of Sharer (Tenant's Request)** — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

#### Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

#### Lettings Additional Info

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Ground Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

<https://checker.ofcom.org.uk/>

##### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

##### 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		
EU Directive 2002/91/EC		

