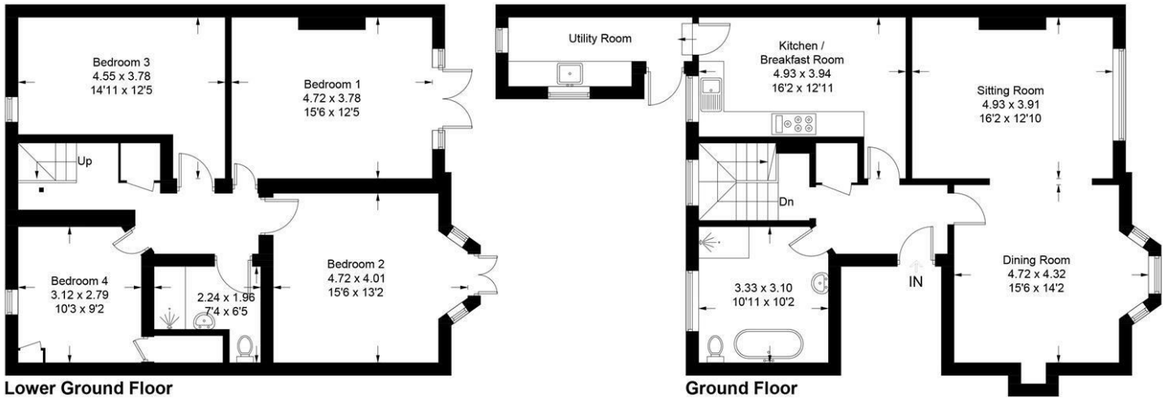
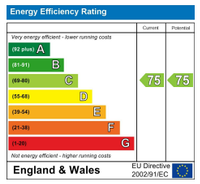
Floor Plan

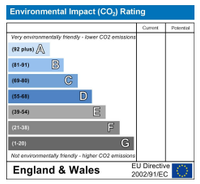
Approximate Gross Internal Area = 166.5 sq m / 1792 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1323634)
Produced for The Agency UK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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www.castlesestates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

CASTLES
ESTATE AGENTS

77 The Avenue

Southampton, SO17 1XR

We are pleased to welcome to the market this four bedroom duplex apartment located in The Avenue, Bannister Park, Southampton.

The property is well presented throughout and the accommodation is split over two floors.

Upon entering on the ground floor there are two reception rooms, a modern fitted kitchen, utility room and a large four piece bathroom.

Heading down to the lower ground floor there are four bedrooms, all a generous size and a shower room.

The property is available now.

For more information or to arrange a viewing please call Castles today.

£1,800 Per month

77 The Avenue

Southampton, SO17 1XR

4 2 2 C

- FOUR BEDROOMS
- PERMIT PARKING
- CLOSE TO TRAIN STATION
- BANISTER PARK LOCATION
- TWO BATHROOMS
- WELL PRESENTED THROUGHOUT
- CLOSE TO BEDFORD PLACE NIGHTLIFE
- AVAILABLE NOW

SITTING ROOM
16'0" x 12'9" (4.9 x 3.9)

DINING ROOM
15'5" x 14'1" (4.7 x 4.3)

KITCHEN
16'0" x 12'9" (4.9 x 3.9)

UTILITY ROOM

BATHROOM
10'9" x 10'2" (3.3 x 3.1)

BEDROOM ONE
15'5" x 12'1" (4.7 x 3.7)

BEDROOM TWO
15'5" x 13'1" (4.7 x 4.0)

BEDROOM THREE
14'9" x 12'1" (4.5 x 3.7)

BEDROOM FOUR
10'2" x 8'10" (3.1 x 2.7)

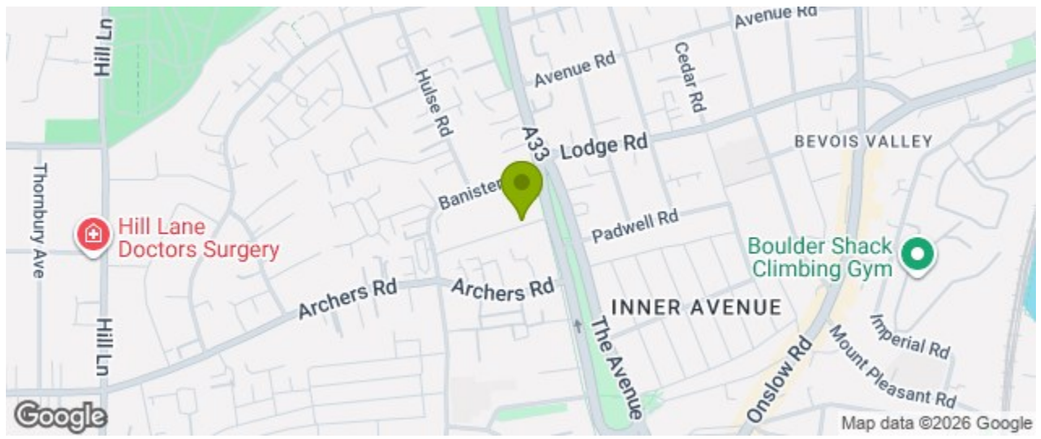
SHOWER ROOM
7'2" x 6'2" (2.2 x 1.9)

Lettings Information
Holding Deposit (a maximum of 1 weeks rent): £415 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £2076

Council Tax Band: B

EPC Rating: C

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.