



# Flat 2, 64 Blackthorn Road, Merryoak, Southampton, Hampshire, SO19

**£925 Per Month**

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Stanford Estate Agents are delighted to present this impressive and spacious, two bedroom, 1st floor maisonette in Merryoak. The property boasts double glazing, gas central heating, a private garden, off road parking and is available now. An internal viewing is very highly recommended. Available now.

### Entrance Hall

Coved & smooth plaster ceiling, loft hatch, obscure double glazed window to side aspect, radiator.

### Lounge/Dining Room 16'3 x 10'0

Coved & smooth plaster ceiling, loft hatch, two double glazed windows to front aspect, radiator, television point, telephone point.

### Kitchen 10'5 x 7'11

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator, a range of wall mounted & base level units, rolled edge work surfaces, radiator, tiling to principal areas, stainless steel sink & drainer with mixer tap above, space & plumbing for a washing machine, space for a fridge/freezer, cooker point with extractor hood above.

### Bedroom One 11'5 x 8'7

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator.

### Bedroom Two 18'2 x 5'10

Coved & smooth plaster ceiling, double glazed window to front aspect, double glazed window to rear aspect, radiator.

### Bathroom 8'3 x 4'2

Coved & smooth plaster ceiling, extractor fan, part tiled walls, heated towel rail, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

### Outside

The property has an off road parking space & private & enclosed garden which is mainly laid to lawn with a patio area.

### Other Information:

Local Council: Southampton City Council

Council Tax Band: A

Date Available: Now

Furnishing: Unfurnished

### Tenancy Information:

Holding Fee Tenancy Application -

The tenancy holding deposit is the equivalent of 1 weeks rent which indicates your intentions to proceed with renting the property. Once you have paid your holding fee, we will hold the property for satisfactory

references to be sought for an initial period of 15 days from the date of receipt. We are able to extend the period of 15 days agreement deadline by mutual consent in writing should this be required, ie difficulties in obtaining references within the specified time by third parties. Should either you or your guarantors (if applicable) application be unsuccessful because you or any proposed joint tenant(s) change your or their mind(s) and withdraw, fail the rights to rent checks, take the tenancy within a reasonable timescale or fail the referencing process due to the omitting of critical information i.e. adverse credit or misleading information then no monies will be refunded to you.

### Security Deposit -

Before your tenancy commences you will be required to make a security deposit equivalent to one month's rent (This may vary dependent on landlords specific instructions or tenants personal circumstances but will be no more than 5 weeks rent). If the property is managed by Stanford Estate Agents then the deposit will be lodged with the (DPS) If the landlord manages the property they will be responsible for the lodging of any deposit with an appropriate and government accredited custodial scheme.

### Late Rent Payment Charges -

A default fee is payable for late payment of rent. This rate is 3% above the Bank Of England's base rate and may only be applied once the rent has been outstanding for a period of 14 days from the rent due date.

### Lost Keys/ Entry Devices-

There will be a reasonable charge for the replacement of lost keys or other security devices. In the event of an out of hours call out for the replacement or re-entry of the property, again reasonable charges and costs will be made for this.

### Early Termination Of Tenancy -

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.

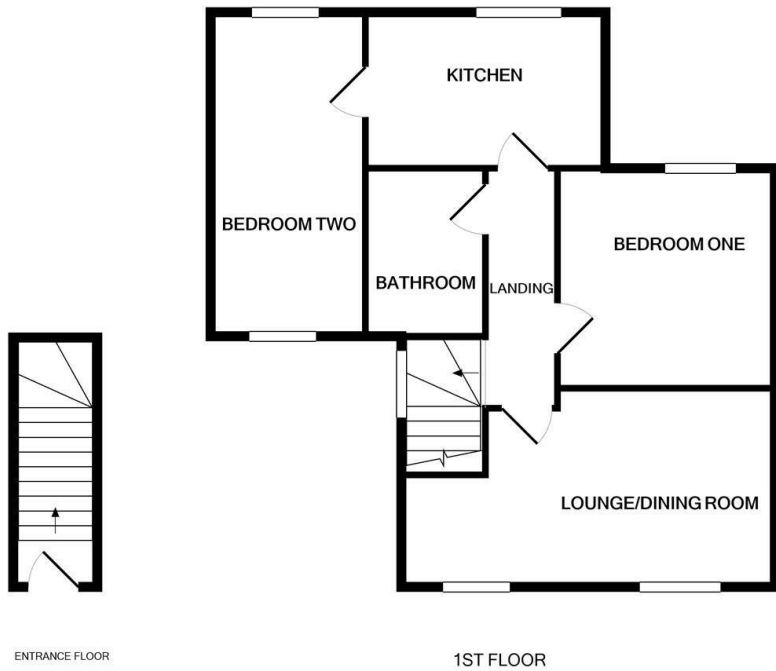
### Tenancy Agreement Changes -

Changes to the tenancy agreement at the tenants request will be charged at no more than £50 inclusive of VAT.

### Change Of Sharer/Tenant -

At the tenants request a charge of £50 inclusive of 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.

Stanford Estate Agents Ltd are members of The Property Ombudsman Scheme and Client Money Protect - 2024



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021



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

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

