



Mercury Close

Lordshill, Southampton.

**2 Bedrooms and Conservatory,
New decoration and flooring.**

**£1,195 pcm + security
deposit**





2 Mercury Close, Lordshill, Southampton, SO16 8BH

Description

- New decoration and flooring
- 2 Large bedrooms
- Living room
- Conservatory
- Modern shower room
- Gas Central Heating
- UPVC double-glazing
- Driveway Parking
- Courtyard Garden
- EPC Rating: tbc
- PROPERTY REF: 2425

Another Parkers' EXCLUSIVE MANAGED PROPERTY! Relax, knowing that our experienced management team respond quickly and efficiently to any maintenance request you make. Our regular property visits offer peace of mind and ensure that the latest safety regulations are always in place.

Looking to rent? Make sure it's a Parkers Managed Property!



This unfurnished terraced home offers comfortable living space ideally suited for couples, small families, or professionals seeking a well-connected location in Lordshill. Featuring two bedrooms, a spacious reception room and heated conservatory, the property provides a versatile layout for everyday living.

There is a modern, purpose-built shower room, while gas central heating ensures warmth throughout the colder months. Additional benefits include driveway parking for convenient off-street parking and a private, low-maintenance garden perfect for outdoor relaxation or entertaining.

Don't miss out on this opportunity to make Mercury Close your new address – contact us today to arrange a viewing!

Utilities: The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which they contract.

Deposit: A deposit of 5 x weeks rent is payable.

Pets: We regret that pets are not permitted.

Energy Performance Rating: Currently being reassessed.

Council Tax: Band 'B'. Southampton City Council. £1,762.79 for year 2025 / 2026.

Locality:

Lordhill: A modern residential suburb in northwest Southampton, developed in the late 1960s to manage the city's growth. Amenities: Features a major District Centre with a large Sainsbury's, a library, and health services. Green Space: Bordered by Lords Wood and the Lordhill Recreation Ground, offering extensive woodland trails and sports pitches. Education: Home to Oasis Academy Lord's Hill. A self-contained community with strong bus links to the city centre and easy access to the M27.

Availability: Available immediately. Please note that an initial term of six months will apply. A reservation for this property can only be made upon the signing of an Agreement to Lease and payment of the holding deposit, equivalent to 1 x week's rent. Our staff are unable to 'keep' or 'hold' a property before this legally-required process has been completed.

For further information or to view: Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2425.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 3.5 miles (11mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the Redbridge Causeway ramp. (0.3 miles)
5. Take the exit. (0.1 miles)
6. Enter Redbridge Roundabout and take the 2nd exit onto M271/E 05/Nursling Spur Motorway. (0.4 miles)
7. Take exit 1 onto A3057 toward Lordhill/Nursling Industrial Estate. (0.3 miles)
8. Enter Nursling Interchange and take the 3rd exit onto Brownhill Way. (0.3 miles)
9. Enter the roundabout and take the 3rd exit onto Brownhill Way. (0.7 miles)
10. Enter Lord's Hill Roundabout and take the 3rd exit onto Romsey Road/A3057. (0.3 miles)
11. Turn left onto Upper Brownhill Road. (0.02 miles)
12. Turn right to stay on Upper Brownhill Road. (0.1 miles)
13. Turn left onto Mercury Close. (0.09 miles)
14. Your destination is on the left. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.00am - 4.30pm.

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.

We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (where an order has been made by The Child Maintenance Service only. Private arrangements of child maintenance payments are not accepted).

For example, if a rent of £800 is agreed, then a minimum household income of £24,000 is required:

(£800 x 12 months) = £9,600 per annum. (£9,600 x 2.5) = £24,000 per annum.

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).



Accommodation Comprises:

Hallway : 5.97' x 7.97' (1.82m x 2.43m)
Welcoming Hallway, with wood laminate flooring.

Living Room : 11.75' x 22.18' (3.58m x 6.76m)
Spacious reception room with wood laminate flooring providing a clean, modern look. Double-glazed doors open to the :

Conservatory : 8.66' x 11.45' (2.64m x 3.49m)
With UPVC double-glazed elevations and centrally heated. Double doors open on to the rear garden.

Kitchen : 7.74' x 14.01' (2.36m x 4.27m)
With plenty of storage cupboards and work-surface area. Integral oven and hob. Open serving hatch to the Living room. Open to:

Rear Porch : 5.71' x 3.08' (1.74m x 0.94m)
With UPVC door to the rear garden.

Landing

Doors to both bedrooms and the shower room. Built-in cupboard housing gas-fired boiler.

Bedroom 1 : 14.83' x 10.89' (4.52m x 3.32m)
Large, bright and spacious master bedroom with extensive built-in wardrobes.

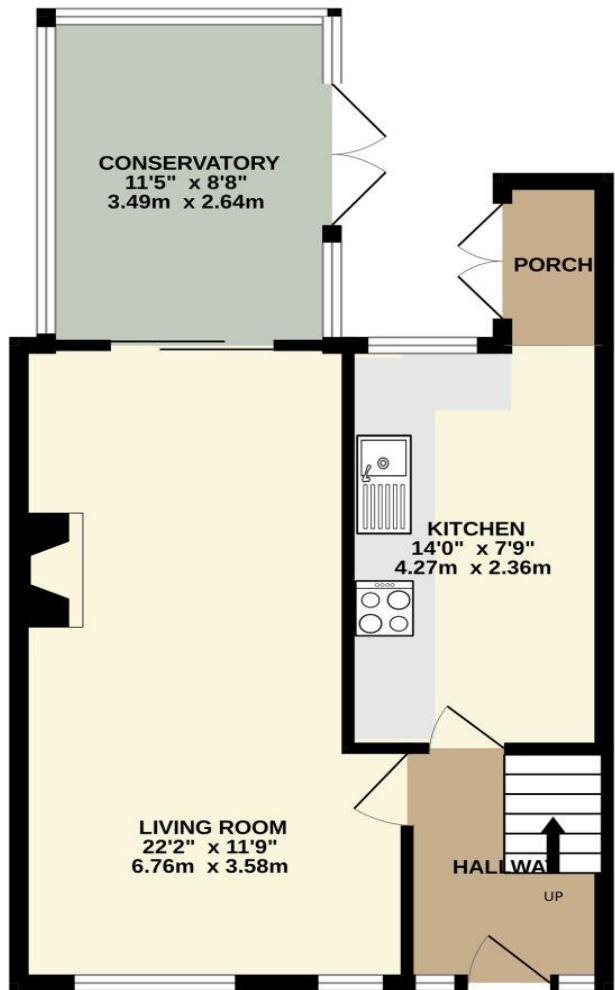
Bedroom 2 : 11.84' x 11.32' (3.61m x 3.45m)
Large, rear-facing double bedroom.

Shower Room : 7.74' x 5.51' (2.36m x 1.68m)
Modern, purpose-built shower room.

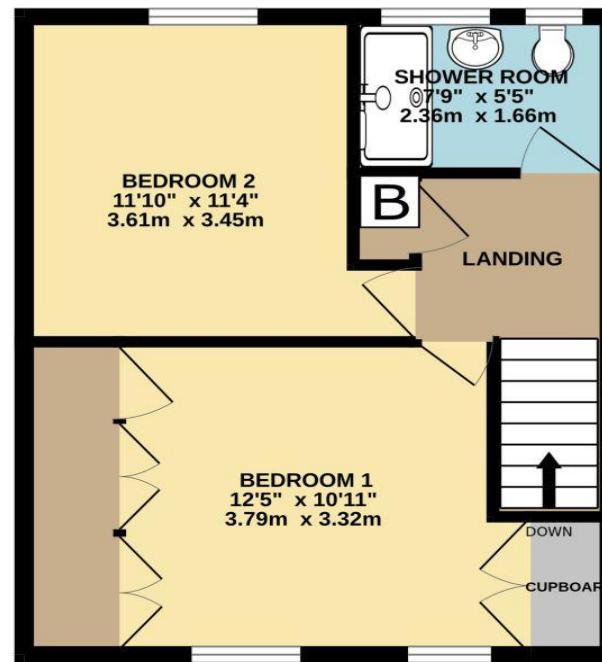
External

Parking to the immediate front of the property for 2 x cars. The rear garden is Courtyard style, low maintenance and ideal for summer relaxing and entertaining.

GROUND FLOOR



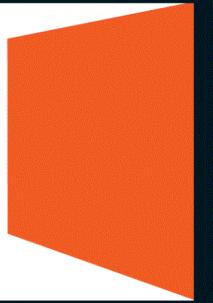
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: 3 x weeks rent plus VAT, and subject to a minimum of £650 plus VAT (£780 including VAT).

Parkers Lettings Ltd is a member of The Property Redress Scheme and Client Money Protect.

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.