



£850 pcm
WESSEX COURT, SOUTHAMPTON, SO19



 1
Bedroom

 1
Bathroom

15 London Road Southampton SO152AE |
enquiries@letsrentsouthampton.co.uk

02380 434448



ONE-BEDROOM FLAT WITH PARKING & COMMUNAL GARDENS - WESSEX COURT, SO19 8PL

Let's Rent are pleased to offer this one-bedroom flat in Wessex Court, Sholing. Set back from the main road within communal gardens surrounded by trees, the property offers a welcoming setting and is currently vacant, ready for someone to make it their home.

The accommodation includes a modern kitchen, a bedroom with a built-in wardrobe providing useful storage, and a modern bathroom with a shower over the bath.

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Outside, residents can enjoy the communal gardens, while the property also benefits from one off-road parking space and access to visitor parking.

Located on South East Road, Wessex Court is conveniently positioned for local shops and everyday amenities, with further shopping available in Bitterne. Transport links provide access to Southampton city centre and the surrounding areas.

Available now. Contact Let’s Rent to arrange a viewing.

EPC -C

Council Tax -A

Holding Deposit-£196.00

5 Week Deposit -£980.00

Master Bedroom 14' 6" x 8' 6" (4.42m x 2.59m)

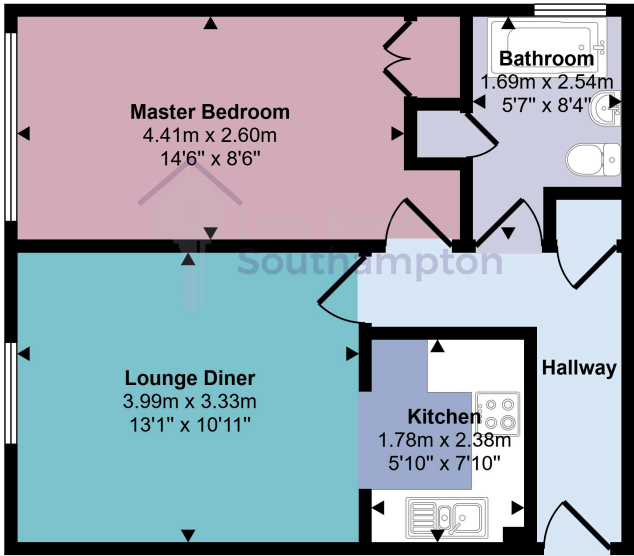
Bathroom 5' 7" x 8' 4" (1.70m x 2.54m)

Lounge Diner 13' 1" x 10' 11" (3.99m x 3.33m)

Kitchen 5' 10" x 7' 10" (1.78m x 2.39m)

Hallway

Approx Gross Internal Area
 42 sq m / 452 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy performance certificate (EPC)

FLAT 28 WESSEX COURT 71 SOUTH EAST ROAD SOUTHAMPTON SO19 8PL	Energy rating C	Valid until: 25 July 2031 Certificate number: 0390-2546-2030-2329-8825
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Property type

Mid-floor flat

Total floor area

42 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 207 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 1.5 tonnes of CO2

This property's potential production 1.4 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.1 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (77) to B (84).

Recommendation	Typical installation cost	Typical yearly saving
1. High heat retention storage heaters	£800 - £1,200	£75
2. Heat recovery system for mixer showers	£585 - £725	£22

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£395
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Potential saving	£97
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	1117 kWh per year
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Water heating	1518 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	David Cochrane
Telephone	0845 0945 192
Email	epcquery@vibrantenergymatters.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023468
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	26 July 2021
Date of certificate	26 July 2021
Type of assessment	RdSAP
