


HUNTERS®
HERE TO GET *you* THERE

2 2 1 C

# Highfields, Richmond Gardens, Southampton, Hampshire

## Per Calendar Month £1,725 Per Calendar Month

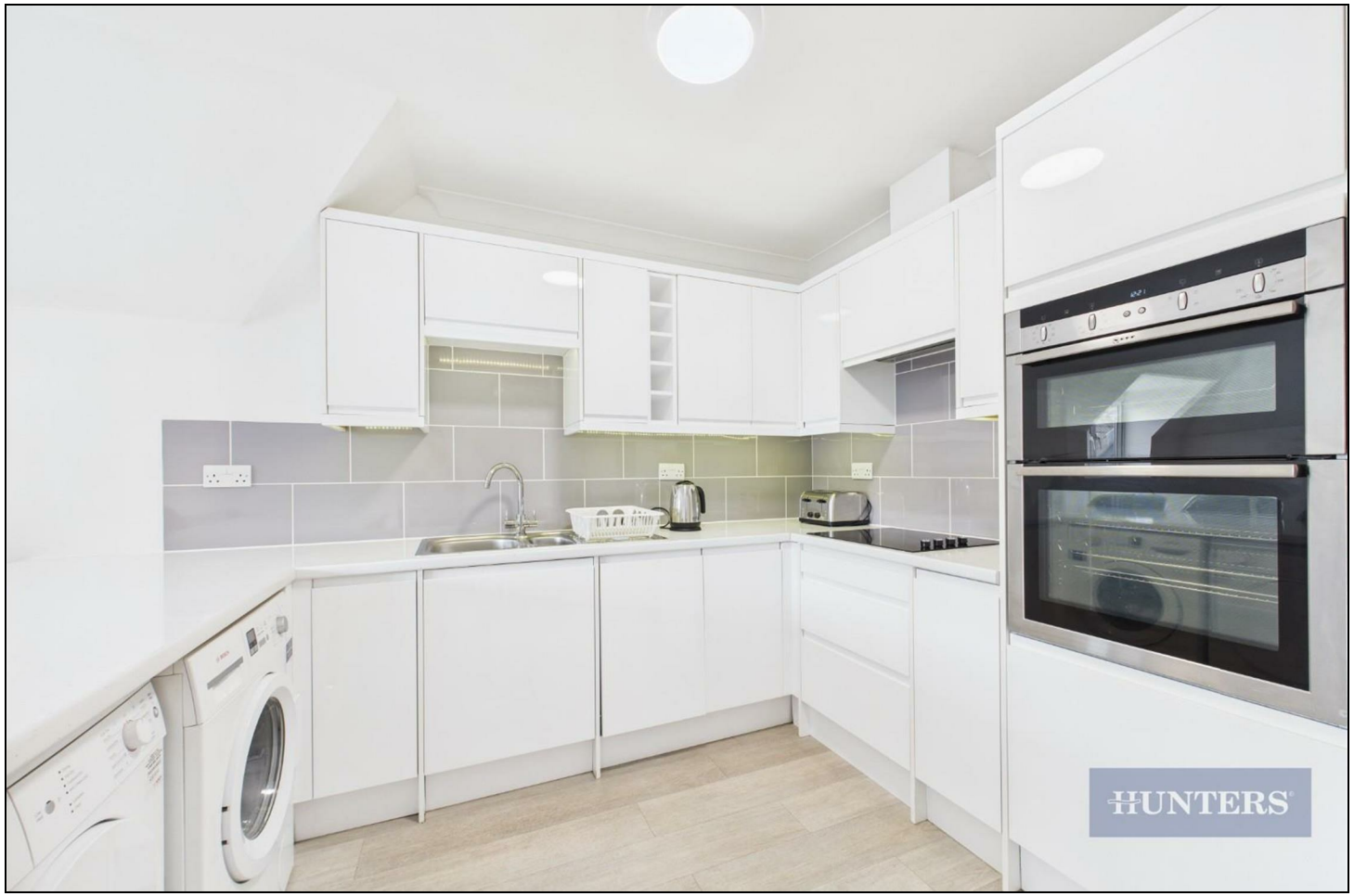
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**STUDENT PROPERTY**
A fantastic opportunity to rent this exceptionally clean and tidy top floor apartment. Located in a quiet residential area, the property benefits from being within walking distance to Portswood and Southampton University. Other benefits include gas central heating, double glazing and lift to all floors. It comprises entrance hall, open plan kitchen/ living space with all white goods including dishwasher, two double bedrooms and two bathrooms. The property is offered furnished.
The tenancy entered into is an APT (assured periodic tenancy) where each tenant and chosen guarantor is joint and severally liable for the duration for the tenancy.
Bills included is an optional extra that can be discussed with the agent on viewing the house. The package is offered by a
tl

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The Property Ombudsman
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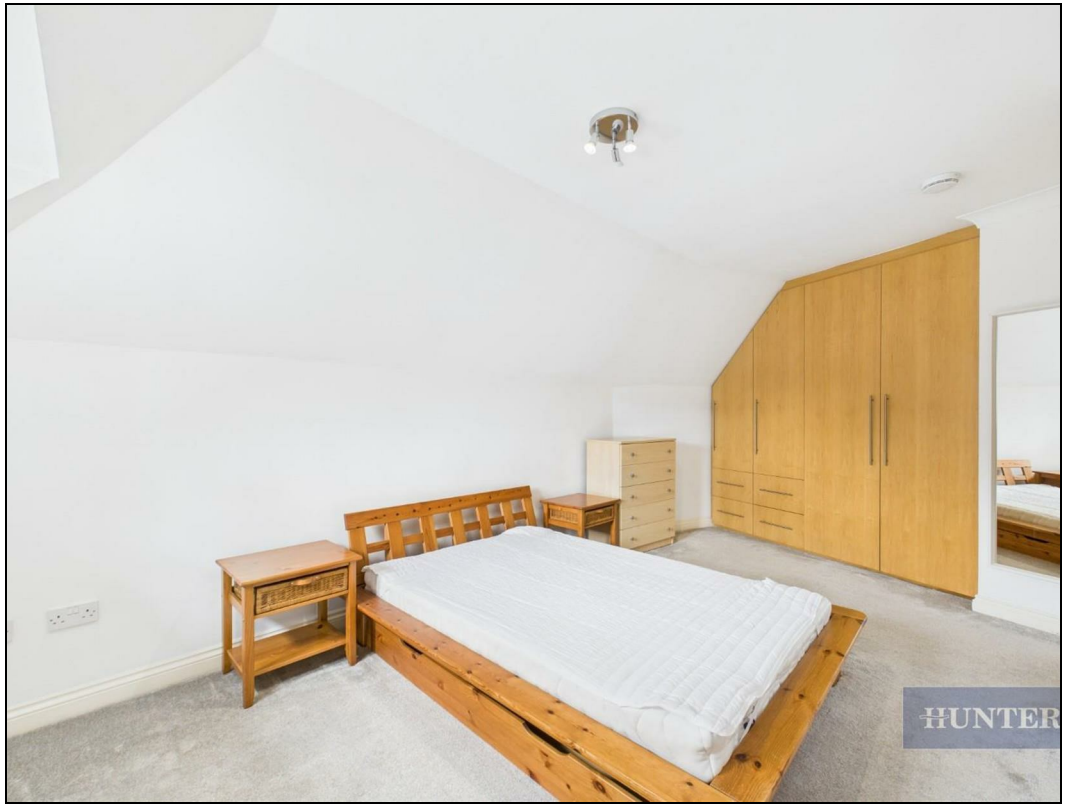
## KEY FEATURES

- Student Property
- Superb two bedroom aprartment with double sized rooms
- Allocated parking available for one car
- Modern décor and finish throughout
- 0.5 mile walk to University of Southampton & 0.2 mile to Sainsbury's Portswood
- Bills included package available as optional extra
- Council tax: Exempt for full time students
- EPC: C (76)

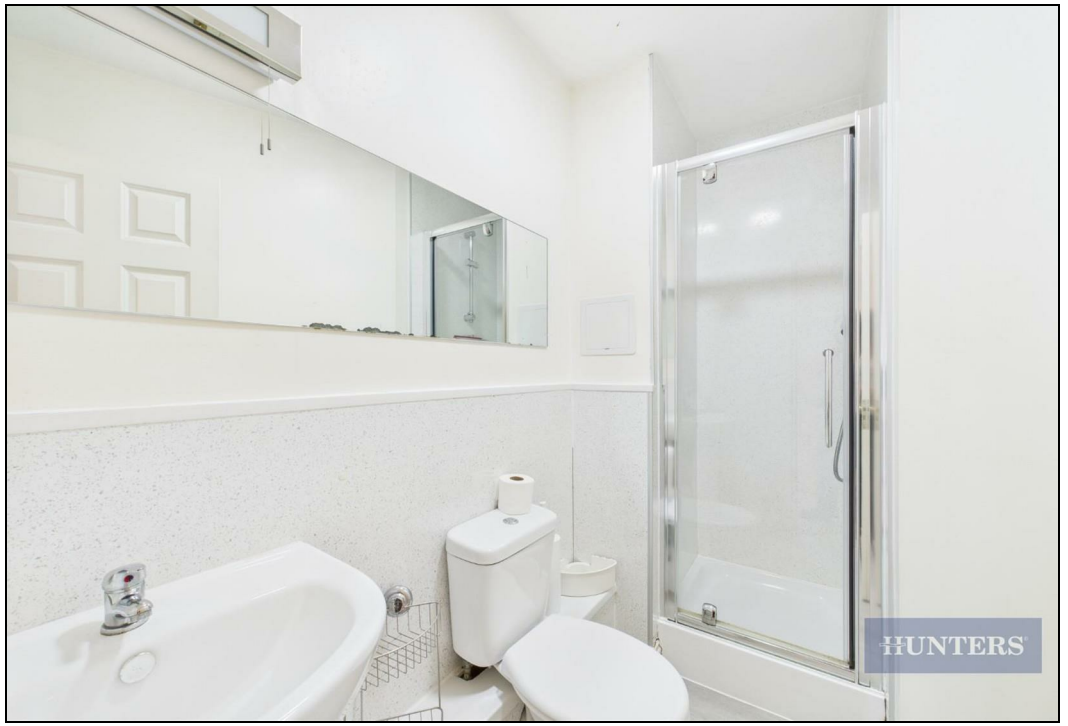




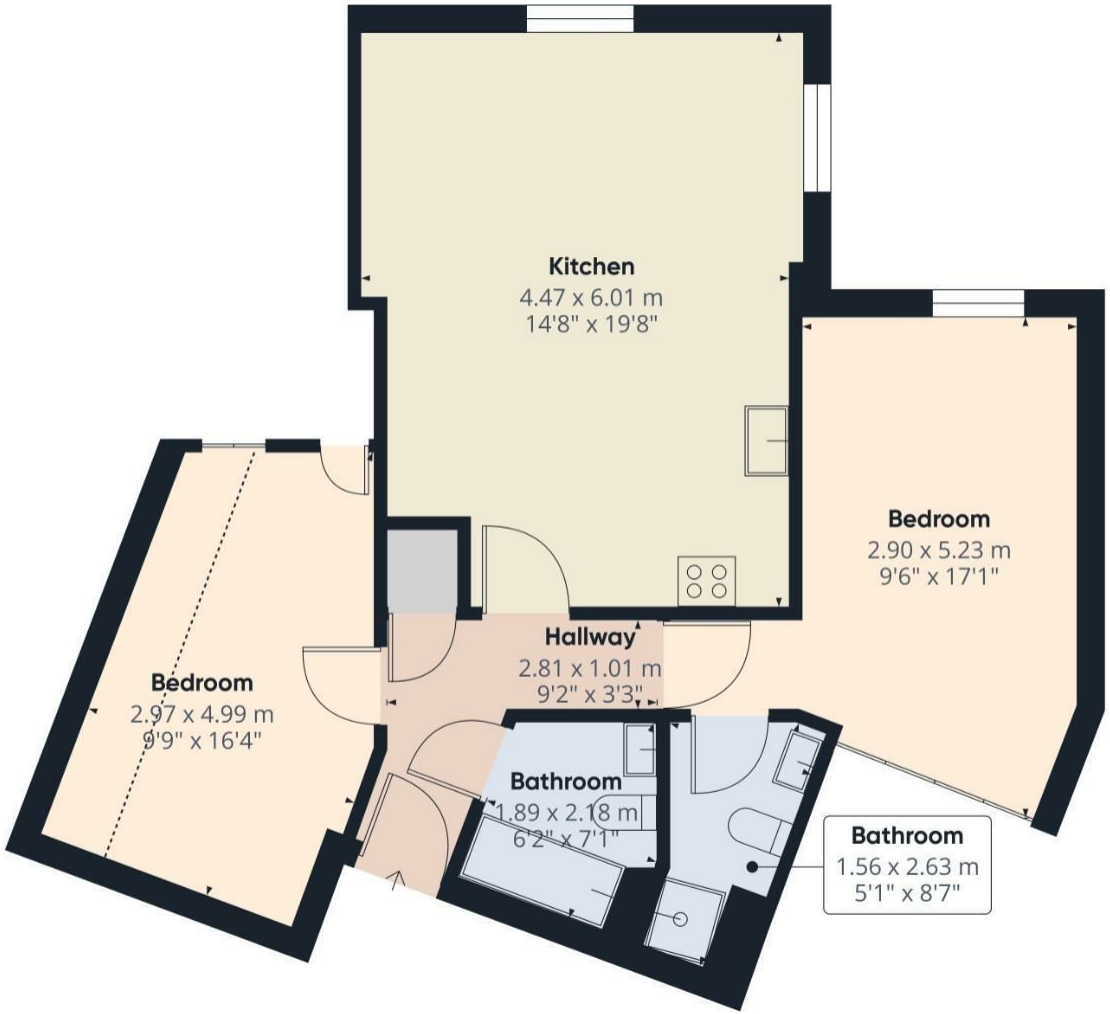



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**Approximate total area**(1)

65 m²
701 ft²

**Reduced headroom**

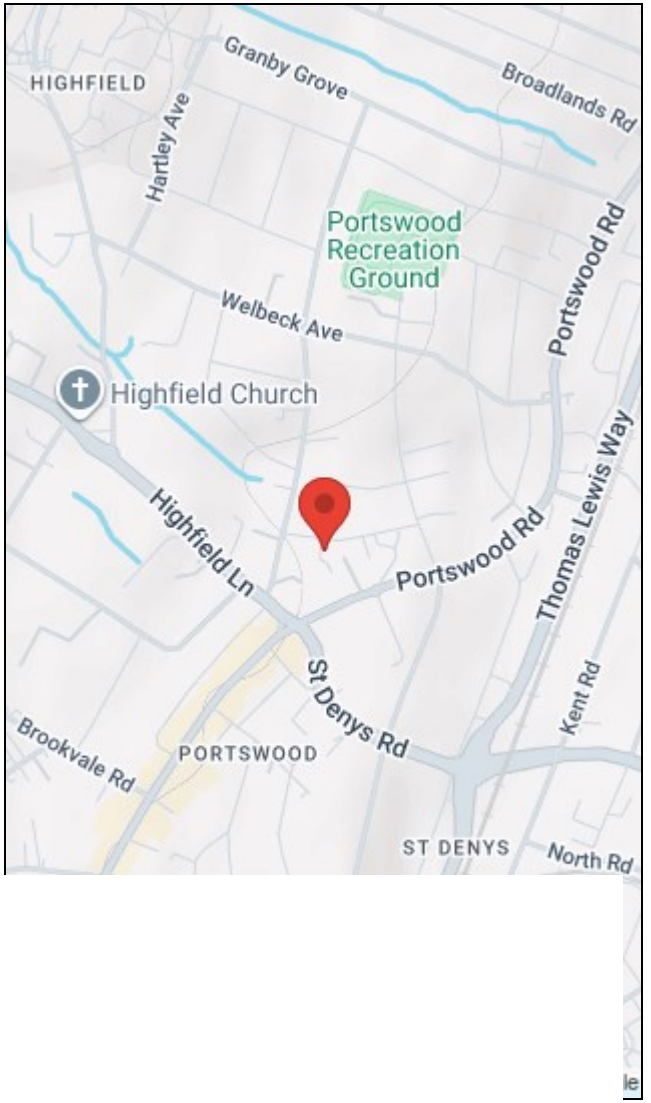
2.8 m²
30 ft²

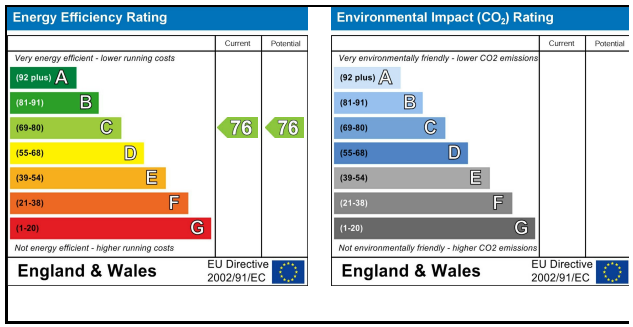
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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