



Property:	St Edwards Road, Netley Abbey, Southampton SO31 5FG
Rent:	£900 per calendar month
	<b>Please note:</b> Utilities, Council Tax & Broadband are NOT included in the rent
Available:	Let Now Agreed
Furnishing:	Unfurnished
White Goods:	Gas Cooker
Parking:	Driveway
Connected Services:	Gas, Electric & Water
Energy Rating:	Band C (A being best, G being worst)
Council Tax:	Band B Charge for current financial year: £1,432.12 <i>A discount of 25% usually applies to single occupants.</i>
Pet Policy:	Sorry, no pets.

### **Income Requirements**

Tenants:	£27,000 collectively
Guarantor:	£32,400 (where required)

### **Holding Deposit**

One Week Rent	£207.69
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### **Move-in Payment**

First Month Rent:	£900
Deposit:	£1,038.46
Total Due:	£1,938.46

**You should ensure this property fully meets your expectations before entering into tenancy negotiations. Offers are strictly subject to referencing and contract.**

Information provided in this Tenancy Illustration is for informational purposes and may be subject to change. Please clarify any particular point of importance with us. Payment of an admin fee and/or reference charge is not a guarantee of acceptance. Admin and reference payments are non-refundable except where the Landlord withdraws from the deal and satisfactory references have either been obtained or are still being processed.

**For further advice** call 023 8045 7864 or email [southampton@riverlettings.com](mailto:southampton@riverlettings.com)