



 2
Bedrooms

 1
Bathroom



This ground-floor flat offers two bedrooms, one bathroom, and a spacious reception area. The property features a well-equipped kitchen and large windows that provide ample natural light. Located in a peaceful area, it includes access to a communal garden and convenient on-street parking.

This ground-floor flat located at Sandell Court, The Parkway, Southampton, SO16, provides a comfortable living space with two bedrooms, one bathroom, and a reception room. The flat is part-furnished and features a practical layout suitable for various living arrangements. The reception area is spacious and bright, with large windows that overlook the communal garden, offering a pleasant view and plenty of natural light. The kitchen is equipped with essential appliances, including a cooker and washing machine, and offers ample storage space with its fitted cabinets.

The bedrooms are well-sized, providing enough space for furnishings and personal belongings. The bathroom includes a bathtub, sink, and toilet, with neutral tiling that complements the overall decor of the flat. The flats location on the ground floor provides easy access to the communal garden, which is well-maintained and offers a peaceful outdoor space for relaxation.

On-street parking is available, providing convenience for residents with vehicles. The property is situated in a quiet residential area, offering a serene living environment while still being within reach of local amenities. Southampton is known for its vibrant city life, with shopping centers, restaurants, and cultural attractions easily accessible.

The flat has an Energy Performance Certificate (EPC) rating of E (54/100), indicating moderate energy efficiency. This rating reflects the propertys potential for improvements in energy consumption, which could enhance its environmental impact and reduce running costs.

Overall, this flat provides a practical and comfortable living space in a desirable location, making it a suitable option for those seeking a rental property in Southampton.

Lounge Diner 11' 9" x 21' 11" (3.58m x 6.68m)

Kitchen 9' 6" x 9' 7" (2.90m x 2.92m)

Bathroom 6' 11" x 5' 10" (2.11m x 1.78m)

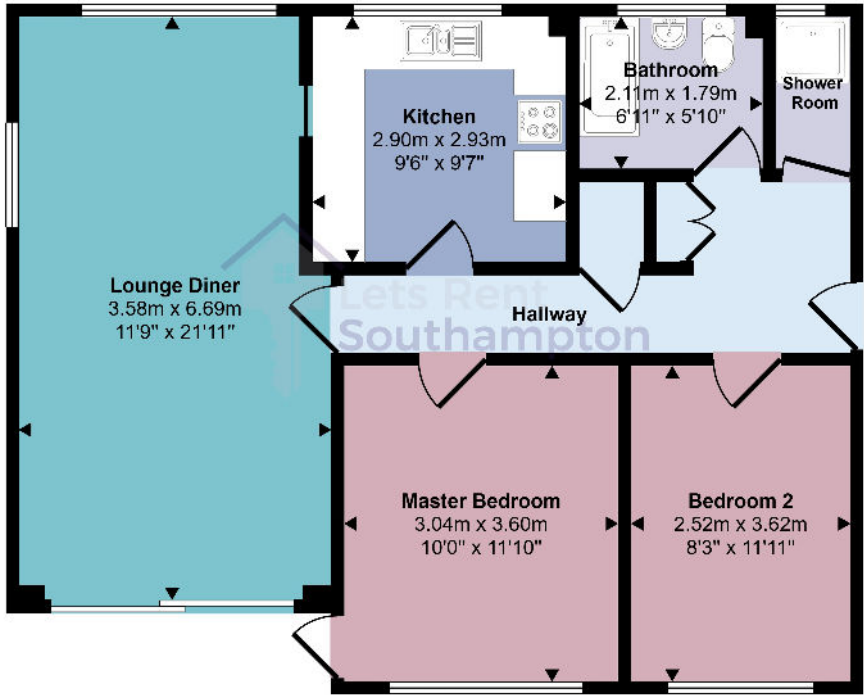
Shower Room

Hallway

Master Bedroom 10' x 11' 10" (3.05m x 3.61m)

Bedroom 2 8' 3" x 11' 11" (2.51m x 3.63m)

Approx Gross Internal Area
69 sq m / 741 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Sandell Court, The Parkway, SO16

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

