

**TO LET**



**Vespasian Road, Bitterne , Southampton**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,300 pcm**



## Vespasian Road, Bitterne , Southampton

Apartment,  
2 bedroom, 1 bathroom

£1,300 pcm

Date available: Available Now

Deposit: £1,500

Unfurnished

Council Tax band: D

- First floor Two double bedrooms
- Allocated parking
- Double Glazing
- Gas Central Heating
- Superb views
- Available 28th December 2024
- Deposit £1500

Martin and Co are delighted to purchase this two bedroom first floor purpose built flat with direct river views situated in the Bitterne Manor area of Southampton.

The property briefly comprises of;

Two double bedrooms

Lounge/diner opening onto a balcony with views of the river

Fitted kitchen

Three piece bathroom suite.

Further benefits include double glazed windows throughout, gas heating, residents parking and the use of residents gardens.

**\*\*Early viewing essential to appreciate the location, accommodation and views that this property has to offer\*\***

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



Available 28th December 2024

Two double bedrooms

Allocated parking

Double Glazing

EPC Rating C

Gas Central Heating

Southampton city tax band C

Superb views

Not suitable for pets

Deposit £1500



---

**Martin & Co Southampton City** **02380 988881**  
46 London Road • • Southampton • SO15 2AH  
T: 02380 988881 • E: southamptoncity@martinco.com <http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.