



19 JAMES WELD CLOSE  
SOUTHAMPTON  
Hampshire, SO15 2SW

£950 PCM

[goadsby.com](http://goadsby.com)

# ONE BEDROOM MODERN APARTMENT CLOSE TO THE CITY CENTRE

- One Bedroom Apartment
- Unfurnished
- Close to the city centre
- No parking
- EPC Band C

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	92-100		
B	81-91		
C	69-80	80	80
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Standard	



Reference: 1071203

**Deposit Amount:** £1,096

**Council Tax:** Band A

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** No parking

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Very Low. For more information refer to gov.uk, check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This one bedroom apartment offers modern and stylish living close to the city centre. Internally the property features a double bedroom with plenty of storage, contemporary bathroom with shower over bath and a large open plan living room and kitchen area with integrated white goods (oven, hob, fridge freezer and washer / dryer). This property also boasts a large balcony with scenic views over the park and does not have parking.

Please note, the marketing photos were taken before the current tenancy commenced.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT IN SCALE  
Made with Metreer (2022)

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

**Goadsby & Harding (Residential) Ltd**

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