£895 pcm

Lance House, 16-18, SOUTHAMPTON, SO15 2EF



1 Bedroom

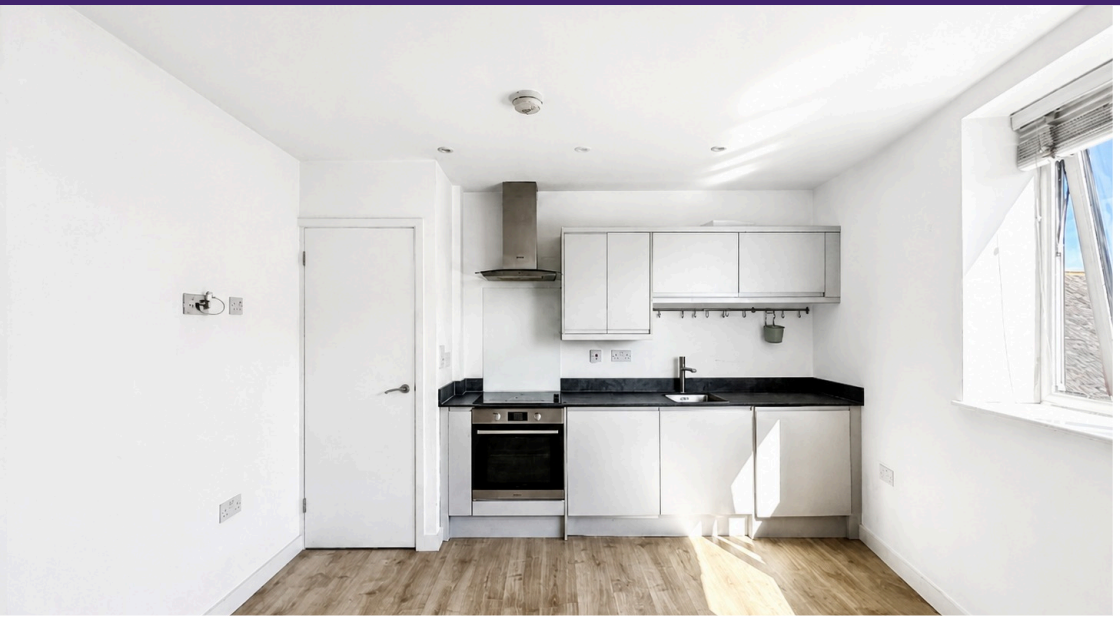
1 Bathroom

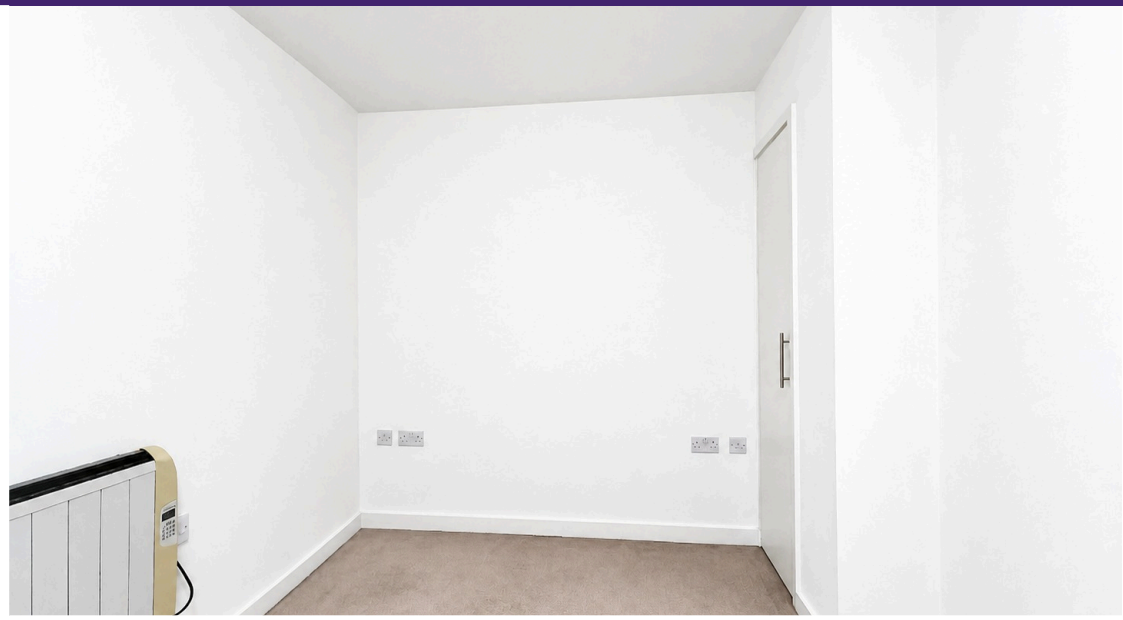
15 London Road Southampton SO152AE |
enquiries@letsrentsouthampton.co.uk

02380 434448

£895 pcm

Lance House, 16-18, SOUTHAMPTON, SO15 2EF







Lets Rent are pleased to offer this well-presented second floor one-bedroom apartment, located in the heart of Southampton City Centre, within the popular Bedford Place area.

The property is ideally positioned close to a wide range of shops, bars, restaurants, cafés, and local amenities, making it perfect for those looking to enjoy city centre living. Southampton Central Station, West Quay Shopping Centre, Solent University, and the main city centre are all within easy reach.

Internally, the apartment offers a bright and practical living space, with an open-plan kitchen/living area, a good-sized bedroom, and a modern shower room. The kitchen benefits from a contemporary gloss finish and includes integrated appliances such as a fridge, oven, hob, and extractor hood. The property also benefits from modern electric heating and fitted flooring throughout.

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02380 434448

Second floor One-Bedroom Apartment – Bedford Place, Southampton City Centre

Lets Rent are pleased to offer this well-presented second floor one-bedroom apartment, located in the heart of Southampton City Centre, within the popular Bedford Place area.

The property is ideally positioned close to a wide range of shops, bars, restaurants, cafés, and local amenities, making it perfect for those looking to enjoy city centre living. Southampton Central Station, West Quay Shopping Centre, Solent University, and the main city centre are all within easy reach.

Internally, the apartment offers a bright and practical living space, with an open-plan kitchen/living area, a good-sized bedroom, and a modern shower room. The kitchen benefits from a contemporary gloss finish and includes integrated appliances such as a fridge, oven, hob, and extractor hood. The property also benefits from modern electric heating and fitted flooring throughout.

Please note, the property is located on the second floor and there is no lift access. There is also no parking included with the apartment.

Some of the marketing photos have been digitally edited to remove certain items, helping to give a clearer idea of the size, layout, and potential use of the space.

This apartment would be ideal for a single professional or couple looking for a central Southampton location with excellent access to local amenities and transport links.

EPC- C

Council Tax Band - A

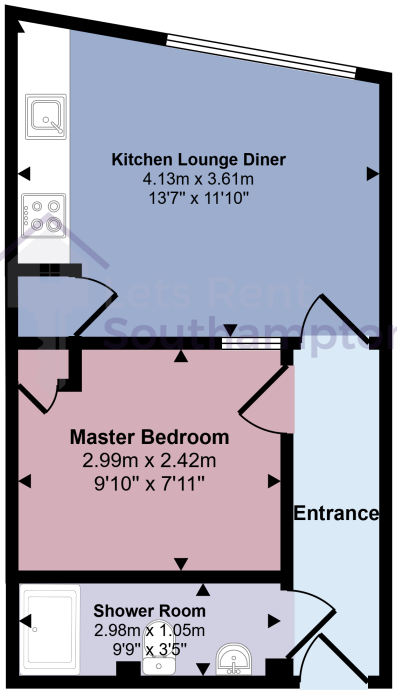
Holding Deposit - £207.00

5 week deposit -£1038.00

£895 pcm

Lance House, 16-18, SOUTHAMPTON, SO15 2EF

Approx Gross Internal Area
29 sq m / 316 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 performance certificate (EPC)

Flat 17 Lance House 16-18, Upper Banister Street SOUTHAMPTON SO15 2EF	Energy rating **C**	Valid until:	**30 September 2028**
		Certificate number:	**0498-1984-7390-6808-2930**

Property type	Mid-floor flat
Total floor area	30 square metres

Rules on letting this property

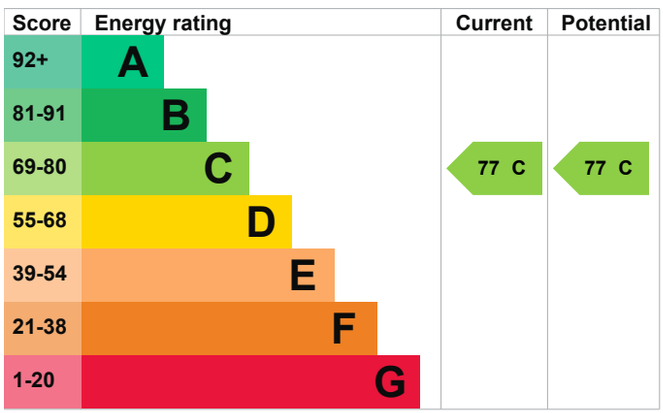
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.43 W/m²K	Good
Windows	High performance glazing	Very good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(other premises above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

Primary energy use

The primary energy use for this property per year is 181 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£297 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 376 kWh per year for heating
- 1,249 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	0.9 tonnes of CO2
This property's potential production	0.9 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Scott Spearing
Telephone	01489 565920
Email	scott@beatsolutions.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018007
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	1 October 2018
Date of certificate	1 October 2018
Type of assessment	SAP