

ESTATE AGENTS
**LAWSON
ROSE**



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ROSE** **TO LET**

52 Brooklynn Close, Waltham Chase, Southampton, Hampshire, SO32 2RZ

£1,700



THE PROPERTY

Fantastic opportunity to rent this well presented detached family home located in a sought after area of Waltham Chase, with beautiful gardens that wrap around the property. The property is situated in a corner plot of the development and offers a large double driveway for multiple car parking and a pitched roof double garage. Internally, the property consists of: entrance hall, downstairs w/c, a study, kitchen, utility room, dining room and separate dual aspect lounge with access to an impressive conservatory. Upstairs the spacious landing provides access to all the bedrooms, master with en-suite and a separate family bathroom. The gardens are predominately laid to lawn, with established borders, various seating areas and personal access into the double garage. Viewings strictly by appointment only and can be made by calling Lawson Rose.

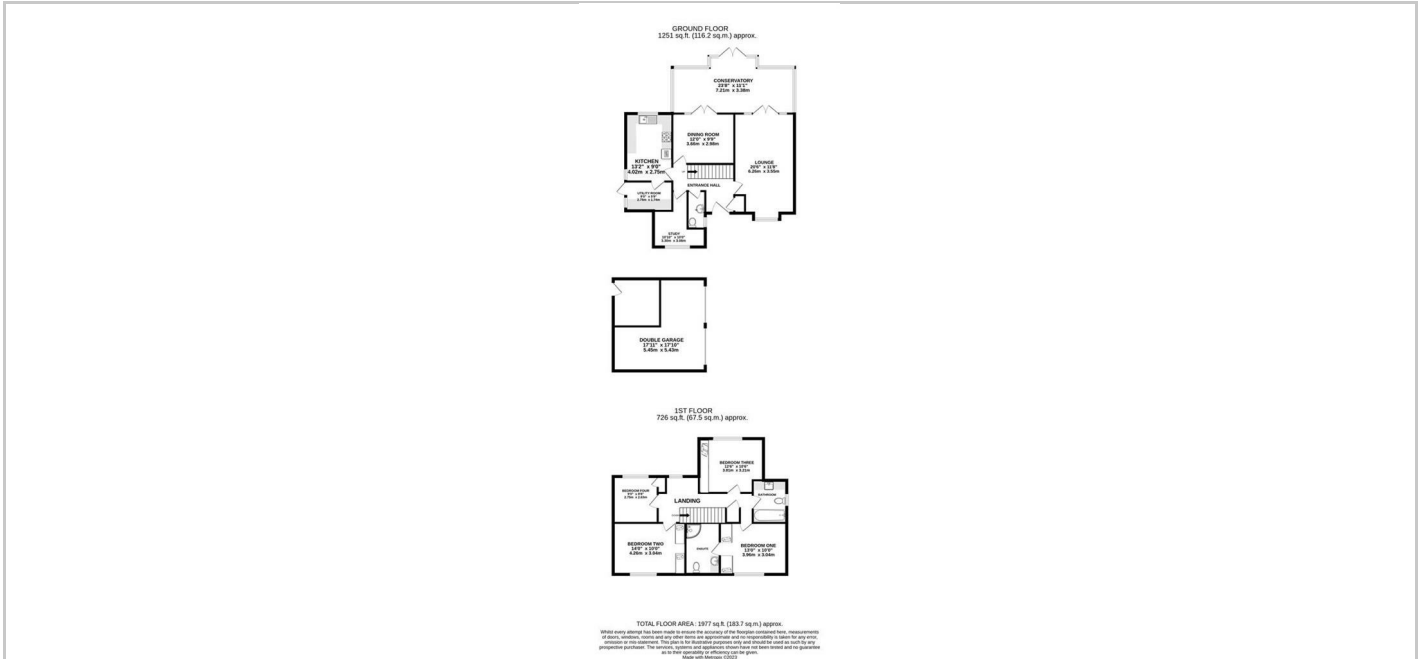
EPC: C

Council Tax: Band F

OFFERED ON AN INITIAL SHORT TERM LET OF 6 MONTHS

Lawson Rose will undertake referencing on each applicant applying for the property and subject to suitable references being received, a holdings fee deposit totalling one week's rent will be required to secure the property, prior to us agreeing the tenancy. This holdings fee will be applied to the tenancy deposit on the execution of the tenancy.

Please be advised that should the applicant fail the Right to Rent check, provide false or misleading information that would affect our ability to present acceptable references to our client (The Landlord/Landlady) we may not be able enter into a tenancy agreement with you.



Directions

131 Winter road, Southsea, Hampshire, PO4 8DS
Tel: 02392 367 779 Email: lettings@lawsonrose.com www.lawsonrose.com

SITUATION