



47 ST. JAMES'S ROAD

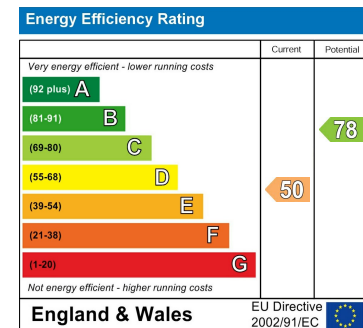
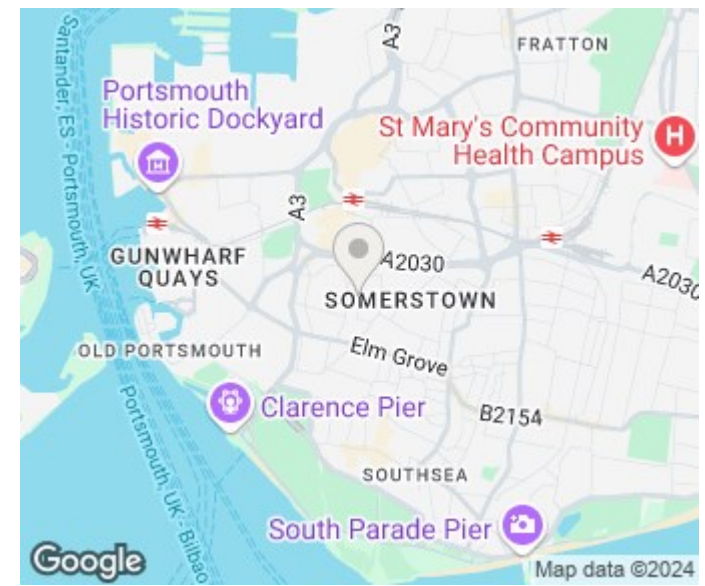
SOUTHSEA, PO5 4HU

£185,000
LEASEHOLD

CASH BUYERS ONLY : 5 YEAR H.M.O. COMPLIANT C3/C4 INVESTMENT OPPORTUNITY LET FOR 2025/2026 FOR £2,040 p.c.m. with BILLS INCLUDED, on a 11 MONTH SIGNED TENANCY AGREEMENT IN PLACE (8.6% yield) MODERN FOUR DOUBLE BEDROOM GOOD SIZE MAISONETTE situated MINUTES WALK FROM THE UNIVERSITY and presented to a HIGH STANDARD. The property comprises of a FITTED KITCHEN with APPLIANCES, COMMUNAL LOUNGE with FLAT SCREEN T.V., BATHROOM with SHOWER and ADDITIONAL W.c., IKEA FURNITURE THROUGHOUT and has the BENEFIT of DOUBLE GLAZING and ELECTRIC HEATING. LEASE DETAILS AVAILABLE ON REQUEST.



- CASH BUYERS ONLY
- 8.6% NET YIELD
- COMPLIANT C3/C4 HMO 5 YEAR LICENSE
- TENANCY AGREEMENT SIGNED FOR SEPTEMBER 2025 - JULY 2026 (11 MONTHS)
- LET AT £2,040PCM BILLS INCLUDED
- FOUR BEDROOM MAISONETTE
- FULLY FURNISHED



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Lettings
 97 Albert Road
 Southsea
 Hampshire
 PO5 2SG

02392 830888
 lettings@christieuk.com
 www.christieuk.com

