

EVERY  
STEP OF  
THE WAY

PROPERTY GROUP



Southampton



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*Freehold Property Containing  
2 Apartments*

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**\*\*\*INVESTMENT OPPORTUNITY WITH TENANTS ALREADY IN SITU\*\*\***

**This property is exclusively available for sale to investors, and please note that it currently has tenants in situ. However, if this isn't for you, the property can be converted back to one residential dwelling and house, subject to relevant planning consents.**

**Every Step of The Way Property Group, Powered by eXp are delighted to bring to the market this great opportunity to acquire this freehold property containing two, one bed flats. The property is a great investment as the conjoined rent comes in at £1,400 and gives a yield of est 6.5%.**

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**General information:**

**Tenure - Freehold**

**£1400 monthly rental**

**Yield - est 6.5%**

**Council Tax Band - A**

**Council - Southampton City Council**

**Services - Mains water, drainage and electric**

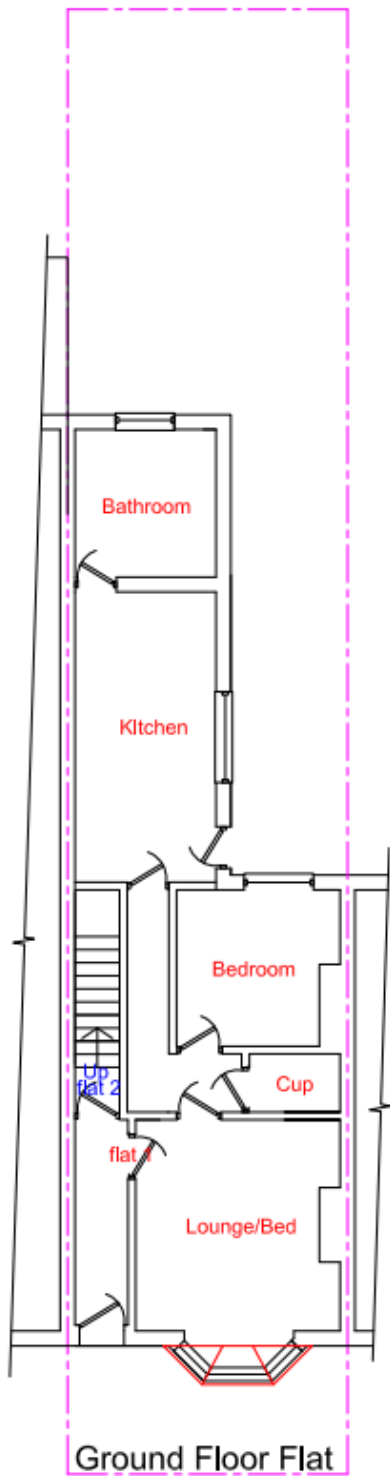
**EPC - C**



## Situation

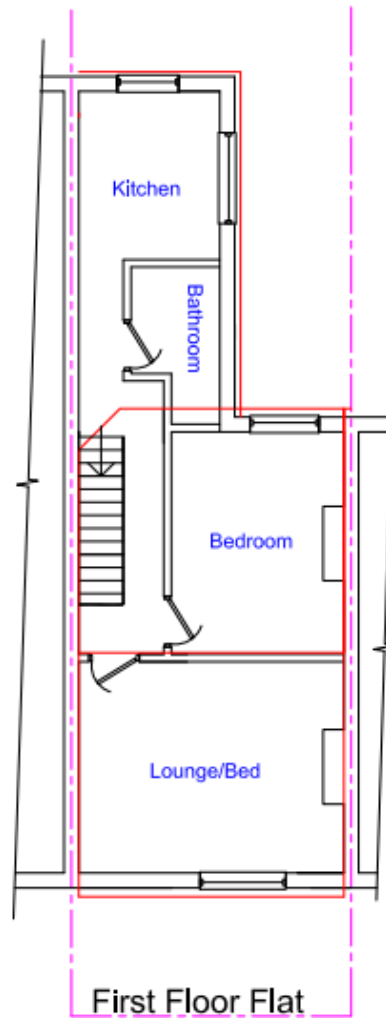
Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.





**Ground Floor Flat**

Scale 1:100



**First Floor Flat**

Scale 1:100



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