



40 The Parkway, Southampton

Southampton



NEW CHAPTER
ESTATE AGENTS



£475,000

NEW CHAPTER



40 The Parkway

Southampton, Southampton

Ground Floor:

As you enter the property, you are greeted by a welcoming hallway leading to the ground floor double bedroom – a good-sized room ideal for student accommodation. The **modern kitchen diner** is fully equipped with contemporary appliances and offers ample space for dining and socialising. The **large lounge/diner** is perfect for communal living, featuring **French doors** that open out onto the **patio** in the spacious **rear garden**, providing a great space for outdoor relaxation and entertainment.

First Floor:

Upstairs, you'll find 4 **well-proportioned double bedrooms**, each offering ample space and natural light. The **spare room/study** provides additional flexibility for tenants who may need a quiet space for study or storage. The first floor also features a **main bathroom**, a **separate shower room**, and a **WC**, ensuring plenty of facilities to accommodate all tenants comfortably.

The property is currently tenanted up until the 27th of June 2026, the property is achieving £2500.00 per calendar month, The yield for the property is approximately **6.32%**.

Council Tax band: E – Tenure: Freehold

EPC Energy Efficiency Rating: D – EPC Environmental Impact Rating: E

NEW C
ESTAT




FRONT GARDEN

At the front of the property, you'll find a well-maintained grass area providing a pleasant, green outlook. The large driveway offers off-road parking for two cars and leads to the single garage, providing additional storage or parking space, making it both practical and convenient for residents.


GARDEN

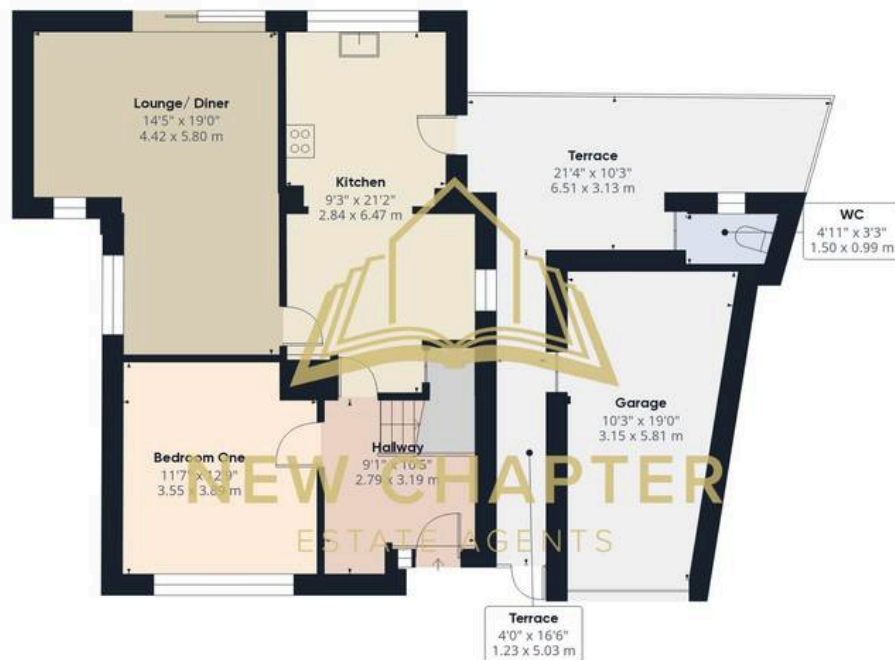
The south-facing garden is a real highlight of the property, offering plenty of natural sunlight throughout the day. It features a spacious patio area, perfect for outdoor dining or relaxation, and a large garden with ample space for various outdoor activities. Ideal for students looking to enjoy the outdoors, this private garden provides a peaceful retreat with great potential for gardening or social gatherings.

Energy Efficiency Rating

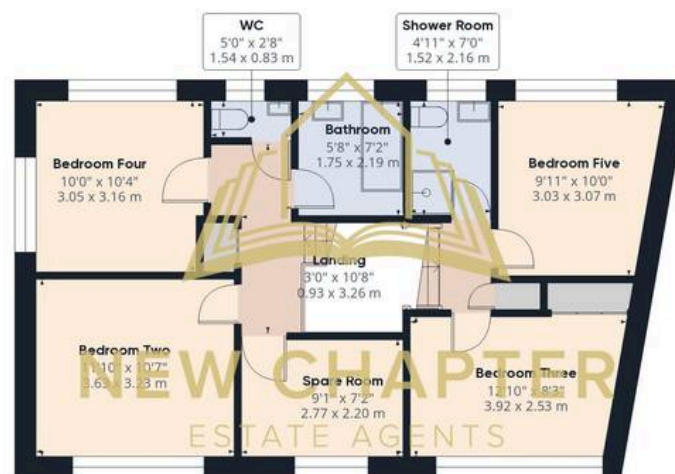
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



Floor 0



Floor 1

Approximate total area⁽¹⁾

1522.76 ft²

141.47 m²

Balconies and terraces

240.14 ft²

22.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



New Chapter Estate Agents

2-3 Parkview 14 New Road, Southampton - SO14 0AY

02380016611 • info@newchapterhomes.co.uk • newchapterhomes.co.uk



NEW CHAPTER
ESTATE AGENTS